



# राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, मंगलवार, 6 जून, 2006/16 ज्येष्ठ, 1928

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिसूचना

शिमला-171002, 27 दिसम्बर, 2004

संख्या टी0सी0पी0-एफ (5)-11/2004.—हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 20 की उप-धारा (1) द्वारा उनमें निहित शक्तियों का प्रयोग करते हुए, निदेशक, नगर और ग्राम योजना, हिमाचल प्रदेश द्वारा उक्त अधिनियम की धारा-19 के अधीन तैयार हमीरपुर क्षेत्र, जिला हमीरपुर, हिमाचल प्रदेश के लिए विकास योजना का बिना किसी उपांतरण के अनुमोदन कर दिया है ।

अतः हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश टाउन एण्ड कन्ट्री प्लानिंग रूलज, 1978 के रूलज 10(2) के साथ पठित उक्त अधिनियम की धारा 20 की उप-धारा (4) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्य सरकार द्वारा यथा अनुमोदित हमीरपुर योजना क्षेत्र की विकास योजना को

प्रकाशित करते हैं और सूचित करते हैं कि उक्त विकास योजना की प्रति का कार्यालय समय के दौरान निम्नलिखित अधिकारियों के कार्यालयों में निरीक्षण किया जा सकेगा, अर्थात् :-

1. सचिव (नगर और ग्राम योजना),  
हिमाचल प्रदेश सरकार ।
2. निदेशक,  
नगर और ग्राम योजना विभाग,  
हिमाचल प्रदेश, शिमला-171009
3. नगर एवं ग्राम योजनाकार,  
मण्डलीय नगर योजना कार्यालय, हमीरपुर,  
जिला हमीरपुर, हिमाचल प्रदेश ।

आदेश द्वारा  
हस्ताक्षरित / -  
सचिव ।

*AUTHORITATIVE ENGLISH TEXT*

**TOWN AND COUNTRY PLANNING DEPARTMENT**

**NOTIFICATION**

*Shimla-171002, the 27 December, 2004*

**No. TCP-F (5)-11/2004.**—Whereas the Governor of Himachal Pradesh in exercise of the powers conferred by sub-section (1) of the section 20 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) has approved the Development Plan for Hamirpur Planning Area District Hamirpur, Himachal Pradesh prepared by the Director, Town and Country Planning, Himachal Pradesh under section-19 of the said Act without any modifications.

Now, therefore, in exercise of the powers conferred by sub-section (4) of section 20 of the said Act, read with rule 10(2) of the Himachal Pradesh Town and Country Planning Rules, 1978, the Governor of Himachal Pradesh is pleased to publish the Development Plan for Hamirpur Planning Area as approved by the State Government and gives the notice that a copy of the said development Plan may be inspected in the offices of the following Officers during office hours, namely :—

1. Secretary (TCP) to the  
Government of Himachal Pradesh.
2. The Director,  
Town and Country Planning Department,  
Himachal Pradesh, Shimla-171009.
3. Town & Country Planner,  
Divisional Town Planning Office, Hamirpur.  
Distt. Hamirpur, Himachal Pradesh.

By order,  
Sd/-  
Secretary.



## CHAPTER-1

## CONTEXT

1. *The Context.*—In order to ensure planned and regulated physical development of the District Headquarter town of Hamirpur, the Himachal Pradesh Town and Country Planning Act, 1977 was extended to Hamirpur Planning Area in the year 1984, covering an approximate area of 913 hectares spreading over the Municipal Area and 13 other surrounding rural settlements. After exhausting all legal, technical and codal channels, the Development Plan for Hamirpur Planning Area was approved by the Govt. in the year 1994.

Thus, over a span of almost a decade *i.e.* from 1984 to 1994 on account of certain legal shortcomings and infrastructural problems in the department the physical development of town could not be handled with scientific principles of comprehensive planning in the absence of approved development plan. It was observed that on account of imposition of restrictive legislative measures within the Planning Area limit, the development has jumped over and shown concentration all along major highways diverging in different directions from Hamirpur where there was no control of the department. This tendency of ribbon development along roads has generated numerous of problems such as incredible rise in land prices especially of land abutting highways and land at the rear causing complex-economic and law and order problems, wasteful public investment and blockade of scarce resources on construction of uncalled for structures, which generally are never planned on scientific lines and erected in view of functional demand for the same and thus remain unutilized or under-utilized affecting badly the domestic economic planning. In view of above situation, the Hamirpur Planning Area was revised and extended to the ultimate limits on all directions especially along highways.

In order to ensure planned and regulated development of the revised Hamirpur Planning Area, a comprehensive development plan was required inevitably, accordingly this draft development plan has been prepared after making exhausting exercises like field survey, housing and demographic survey and after examining the quantitative and qualitative aspects of various land uses, development activities, problems and prospects of Hamirpur Planning Area.

In order to prepare a technically viable document, acceptable to the masses, 12 deliberations with the public, grass-root functionaries of town, public representatives and Non-Govt. Organizations (NGO's) have been organized.

The draft development plan of revised Hamirpur Planning Area contemplates increase of population from 39,683 in 2001 to 82,835 by the out of year 2021.

## CHAPTER-2

### TOWN OVER TIME

**2.1 Nomenclature.**— Hamirpur, situated in the outer Himalayas amidst thickly populated region of Himachal Pradesh is an important regional centre. Name of the town is believed to be after ruler Hamir Chand who ruled during the last years of 17th Century. It has been functioning as Tehsil Headquarter since pre-independence period. After re-organisation of Himachal Pradesh during 1971, town was upgraded as Headquarter of Hamirpur district. The town spreading over terraces of Hathli Khad and slopes of Jhaniara-Hiranagar Dhar has bewitching view of snow clad Dhauladhar. Besides its beautiful setting, town has fascinating and variable scenery throughout the year. Situated on junction of Kangra-Shimla National Highway-88, Jalandhar-Mandi National Highway-70, Hamirpur-Palampur State Highway-39 and major district roads connecting, Una, Dhaneta, Sarkaghat, Bilaspur and Mandi towns, it retains character of commercial trade centre and education centre of the region.

**2.2 Setting.**— Situated at an altitude of about 765 metres, Hamirpur town has 30°-41' 00" North latitude and 76°-31' 00" East Longitude. The town is spread over an area of 5.24 sq. kms. having population of 12,544 as per 1991 census and revised Planning Area has been spreaded over an area of 33.20 sq. km. having population of 28,966 as per 1991 census and 36,619 as per Housing and Demography Survey 1999. It is well connected by roads from all the districts Headquarter towns of the State as well as neighbouring States.

### 2.3 Evolution:

**2.3.1** During the year 1888, Hamirpur was made Tehsil Headquarter of Kangra district. The Tehsil complex, Boys School Building, Old Hospital building were built during British period. The name of town was named after the name of Raja Hamir Chand of Kangra. Hamirpur town was made district headquarter of Hamirpur district on September 1, 1972 as a result of trifurcation of kangra district as Kangra, Hamirpur and Una. The Construction activity grew fast. Increase in the employment led to investment in the area, whereby multifarious developments including roads took place. Many offices of District level as well as regional and State level were located pertaining to Health, Public Works, Public Health,

Electricity Board, District Welfare, Employment, Agriculture & Industries etc. Tourist accommodations like Hotel Hamir, Hotel Puri, Hotel Gautam, Hotel Pratap, Shiva Guest House etc. were also constructed.

**2.3.2** Geologically, the town is located in Seismic zone-V which is earthquakes prone zone. Geological formation generally is of sand stone and clay.

**2.3.3** Hamirpur has sub-tropical climate with average yearly rainfall of about 124.8cms. It is quite hot in summer and cold in winters with occasionally foggy weather. The Temperature varies between 5°C to 42°C. Most of the rainfall occurs in July-September. However, sufficient rainfall is received in the winter also.

**2.3.4** Town has green foliage during months of July-October and January-April. During rest of the year patches of cultivated land with different crops possess light green to golden brown trees over terraces and slopes in the north add to beauty of town.

**2.4** *Nagar Parishad.*—After re-organisation of Himachal Pradesh during 1971, town was upgraded as Headquarter of Hamirpur district. Town recorded highest growth rate of 139.63% during 1971-81 decade in the State. Notified Area Committee which was Managing the civic functions of town was helpless to meet the growing demand due to its limited resources, accordingly the Government raised the status of Notified Area Committee to Municipal Council during the year 1968 to provide better civic facilities. Since then, Municipal Council is functioning in the town. It is divided into 11 wards, represented by 11 elected Municipal Councillors and 3 nominated councillors. The institutional, residential and commercial areas have, however, been developed outside the Nagar Parishad area in the rural Panchayats. Due to a fear of taxation and intervention by Municipality the people of rural area don't want to be included in the Nagar Parishad.

**2.5** *Status.*—Keeping in view planning requirements and considering growth trends, the Government of Himachal Pradesh has constituted Planning Area under Himachal Pradesh Town and Country Planning Act, 1977 on dated 30-5-1984. Besides Municipal Area, Planning Area consists of 13 villages and was spread over an area of 913 hectares. Development Plan for the town was approved by the Government on dated 1-7-1994.

Keeping in view the trend of the peoples to undertake the development outside the Planning Area and along the major roads and in order to control the

ribbon development, the H. P. Government re-constituted the Planning area on dated 28-1-1997 which spread over an area of 3710 hectares that includes existing Municipal Area and 81 surrounding villages. As per 1991 census population of the area was 28,966.

The National Institute of Technology, H. P. Subordinate Services Selection Board, Govt. Polytechnic College, Subhash Chand Bose Govt. PGD College, Education Colleges and Zonal Hospital make it destination of Students, Job Seekers, Academicians and Experts. The town is vibrating with multifarious activities including trade, commerce, tourism, education institutions and transport.

### CHAPTER-3

## PLANNING AREA

**3.1** Keeping in view planning requirements and present growth trends, Government of Himachal Pradesh, *vide* notification No. PW(B) 15(1)/2/81 dated 30-5-1984, extended Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to the town which includes local Municipal Area and surrounding 13 rural settlements. Further more limits of planning area is again extended by the Government *vide* notification No. TCP-F(6)-24/96 dated 28-1-1997 to the existing town and its surrounding 81 villages constituting its revised planning Area as under:—

**North:** Starting from Lambloo bridge running towards westwards parallel to outer boundary (with reference to Hamirpur-Jahu Road) of revenue villages Lambloo (45/50), Hawani (45/69), Gudhwin (45/76), Malwana (45/77), Bohni (45/75), Taropka (46/7), Baroha (46/2), Ghanal Kalan (47/44), Anu Kalan (47/28), Anu Khurd (47/14), Dhar Suharian (46/16), Paniala (53/13), Gharyana Jaswalan (52/7), Krusht (52/24), Muthan Chambiyalan (51/7), Muthan Bhalwana (51/5), Chowki Kuthera (51/3), Bhatti (51/10), Karalar (51/20) and intersecting point of Boundary of revenue village Tibbi (51/11) with Hamirpur-Sujanpur-Palampur State Highway-39.

**West:** Further along western boundary of Tibbi (51/11), Nakhrrer Munshian (51/16), Nakhrrer Sauran (51/13) intersecting point of boundary of revenue village Jatehri (49/3) with Hamirpur-Nadaun-Jalandhar National Highway No. 70.

**South:** Following southern limit of revenue village Jatehri (49/3) and then along external (with reference to National Highway No. 70) limit of revenue villages Sasan (49/4), Chamarari (47/20), Dulhera (47/30), Bajuri Khas (47/40), Jhareri (47/19), Nijhar (47/27), then along Kunah Khad upto its junction with National Highway No. 70.

**East:** Following Eastern and Northern boundary of Kehdroo (45/18), Bhira (45/9), Gulela (45/8), Malwana (45/77), Langwan Julaian (45/17), Langwan Brahmna (45/16), Ghumarwin (45/73) upto Lambloo Bridge with reference to Hamirpur-Jahu Road.

The revised Hamirpur Planning Area shall include following complete Hadbast number in addition to Hamirpur Municipal Area:—

Table-3.1

**Revenue Settlement in Hamirpur Planning Area**

Sl. No.	Name of Revenue Villages	Area in Hectare	Hadbast No.	Population as per 1991 Census
1	2	3	4	5
1	Kalar Katochan	23.00	45/1	89
2	Kalar Datialan	23.00	45/2	89
3.	Kalar Parohtan	15.00	45/3	97
4.	Sunali	21.00	45/5	95
5.	Gulela	16.00	45/8	39
6.	Bhira	26.00	45/9	303
7.	Chhattar	27.00	45/13	111
8.	Darbsai	25.00	45/14	186
9.	Lungwan Brahmna	07.00	45/16	36
10.	Lungwan Julaian	17.00	45/17	146
11.	Kehdroo	77.00	45/18	546
12.	Samrala	24.00	45/19	65
13.	Sai Ugealta	11.00	45/20	83
14.	Sai Brahmna	14.00	45/21	51
15.	Halana	64.00	45/25	334
16.	Dhalot	46.00	45/26	254
17.	Lambloo	71.00	45/50	539
18.	Hawani	21.00	45/69	85

1	2	3	4	5
19.	Ghumarwin	47.00	45/73	275
20.	Bohni	128.00	45/75	577
21.	Gudhwin	28.00	45/76	230
22.	Malwana	34.00	45/77	202
23.	Baroha	90.00	46/2	601
24.	Taropka	16.00	46/7	90
25.	Panjhali	59.00	46/13	306
26.	Dhar Suharin	61.00	46/16	286
27.	Dugha Kalan	38.00	46/17	160
28.	Ser Swahal	29.00	46/24	499
29.	Lahar	167.00	46/30	628
30.	Anu Khurd	32.00	47/14	213
31.	Jhareri	22.00	47/19	163
32.	Chamarari	28.00	47/20	94
33.	Khala	09.00	47/23	31
34.	Nijhar	23.00	47/27	52
35.	Anu Kalan	94.00	47/28	856
36.	Daruhi	290.00	47/29	1012
37.	Dulehra	30.00	47/30	171
38.	Ghanal Khurd	20.00	47/36	130
39.	Loharda	33.00	47/39	289
40.	Bajuri Khas	50.00	47/40	306
41.	Ghanal Kalan	70.00	47/44	284
42.	Bassi	12.00	48/2	54
43.	Chhal Buhla	23.00	48/3	156
44.	Dib	13.00	48/4	47
45.	Rakarial	15.00	48/6	55
46.	Chhal Uperala	16.00	48/14	160
47.	Chanwal	70.00	48/15	146
48.	Jatehri	76.00	49/3	466
49.	Sasan	62.00	49/4	342
50.	Ghartheri Brahmna	26.00	49/5	93
51.	Ubak	21.00	51/1	296
52.	Bahal	21.00	51/2	81
53.	Ghartheri Behlwana	24.00	49/6	72
54.	Chowki Kuthera	25.00	51/3	61
55.	Kuthera Buhla	28.00	51/4	141

1	2	3	4	5
56.	Muthan Bhulwana	19.00	51/5	199
57.	Muthan Chambialan	38.00	51/7	61
58.	Muthan Luhakhrian	26.00	51/8	62
59.	Bhud	21.00	51/9	125
60.	Bhatti	29.00	51/10	147
61.	Tibbi	75.00	51/11	313
62.	Nakhrer Sauran	18.00	51/13	114
63.	Nakhrer Munshian	34.00	51/16	170
64.	Karahalar	05.00	51/20	16
65.	Chowki	19.00	52/4	174
66.	Dodru	45.00	52/5	193
67.	Siuni	14.00	52/6	190
68.	Ghariyana Jaswalan	12.00	52/7	118
69.	Ghariana Brahmna	49.00	52/8	172
70.	Kakru	25.00	52/10	220
71.	Paniala	100.00	52/13	336
72.	Khasgran	14.00	52/18	36
73.	Krasht	32.00	52/24	94
74.	Baral	22.00	47/33	121
75.	Padal	09.00	47/18	78
76.	Girtheri	30.00	47/25	87
77.	Dugnehri	72.00	47/22	220
78.	Dugga Khurd	43.00	46/18	337
79.	Rara	12.00	47/37	91
80.	Bassi	11.00	52/19	24
81.	Bhater Khurd	15.00	35-H	39
82.	M.C. Hamirpur	563.00		12544
	<b>Total</b>	<b>3710</b>		<b>28966</b>

Source : District Revenue Authority, Hamirpur, (H.P.)

3.2 Along with 81 revenue hadbasts and Municipal Area Hamirpur, the Planning Area had 3710 hectares land and 28966 population as per 1991 census.

3.3 Minimum and maximum population ranges from 16 to 1012 persons that of Karalhar and Daruhi village respectively besides, 12,544 population of that of Municipal Area, Hamirpur in the planning area, similarly area of Karahlar

village is 5 hectares against lowest and 290 hectares of Daruhi Village is maximum area in the planning area besides, Municipal Area which is 563 hectares.

## CHAPTER-4

### REGIONAL SCENARIO

4.1 Besides District Headquarter, Hamirpur has become a regional trade and educational centre, increasing trade and commercial activities with potential for allied agro/forest based industries in the vicinity have strong bearing on its future growth. On opening of National Institute of Technology and Himachal Pradesh Subordinate Services Selection Board, growth potentials of town have further increased.

4.2 Population of Hamirpur district according to 1991 census is 3,59,322 which constitutes 8.08% of State population. The growth rate of population of District is 19.1% against the State's average 23.17% during the 1971-81 decade and at the rate of 19.39% during the decade 1981-91. Population of the District increased to 4,12,009 in 2001 which shows an increase at the rate of 14.66% during the 1991-2001 decade. The family planning measures are being adopted which have also attributed to decline in the growth rate. The Population of District is likely to increase at the rate of 60,000 per decade, part of which is bound to migrate to nearest urban centre *i.e.* District Headquarter in search of employment and social facilities. Hamirpur town, having maximum growth potential as regional centre is likely to absorb in the same.

4.3 Most of population of District is dependent on agriculture, as according to 1991 census 71.18% of total work force was engaged in the primary sector against the State average of 70.80%. The main crops are wheat, rice and maize. The sub-tropical climate of district is most suitable for growing citrus, mangoes, stone fruits and vegetables. Hamirpur town will be continue to function as a main commercial and service centre for the surrounding rural areas. Wholesale activity is likely to grow fast due to increased production in agriculture and horticulture sectors. It is anticipated that various sectors of economy shall grow rapidly.

4.4 Hamirpur is a leading district of the State for contributing defence personnels to armed forces of country. Substantial percentage of retired personnels will tend to settle in Hamirpur town due to availability of facilities, services, suitable weather, minimum scope of natural calamities and better quality of life.



**4.5** The Development Blocks dependent to varying percentage of Hamirpur Planning Area are Hamirpur, Sujanpur, Bijhari, Bhoranj and Nadaun. Though, these blocks have been reorganized and one new block namely Tauni Devi has been created but population of the blocks after reorganization/creation is not available hence old blocks have been considered for dependent population.

It has been observed that almost 70% population of Hamirpur Block, 20% of Sujanpur, 10% each of Nadaun, Bijhari and Bhoranj Blocks areas dependent on higher level facilities on Hamirpur Planning Area.

Table-4.1

**Dependent Population**

Block	Population (1991)	Population 2001 @ 37% hike/decade	Population 2011 @ 42% hike/decade	Population 2021 @ 47% hike/decade
Hamirpur	83251 @ 70%=58275.	79836	113367	166649
Sujanpur	38688 @ 20%= 7737.	9284	13183	19379
Nadaun	82032 @ 10%= 8203.	11238	15958	23458
Bhoranj	87455 @ 10%=8745.	11980	16412	24126
Bijhari	77702 @ 10%=7770.	10645	15115	22219
<b>Total</b>	<b>90730</b>	<b>122983</b>	<b>174035</b>	<b>255831</b>

**4.6** The tourists coming from Shimla to visit Kangra Valley, pass through the town. The pilgrims visiting Baba Balak Nath Temple, Deotsidh and Jwalaji Mata Temple also visit the town upto some extent. Other places of tourist attraction in the region are such as Sujanpur Tihra, Gasota Mahadev and Trimurti Temple at Dhaneta. Being a central place of the State and fast growing trade centre, the persons dealing with trade and commerce and visiting the various towns of the State frequently prefer to stay in the town due to cheaper rates of stay and availability of the buses almost round the clock to all the places. Computerized Railway Reservation facilities is the other attraction in the regional context.

**4.7** National Institute of Technology, H. P. Subordinate Services Selection Board, H. P. State Ex-servicemen Corporation, Subhash Chandra Bose Postgraduate Degree College, Govt. Polytechnic College, Girls Industrial Training Institute and various academies like Him Academy, Sachdeva Academy, Ekadhiken, Chankya etc. and numerous B.Ed. Colleges besides various Computer, Design and Hotel Management Centre have further highlighted the town in its regional scenario.

## CHAPTER-5

**PHYSICAL AND ENVIRONMENTAL CONSIDERATIONS**

**5.1 Climate.**— The climate of Hamirpur town is quite tolerable and pleasing though it is quite hot in summer and cold in winters with occasionally foggy weather. During the years 1994 to 1997 the town had rainfall of 1479 mm, 992mm, 1349mm and 1654mm respectively. The minimum temperature of the town had been recorded as 4°C and maximum temperature had been recorded as 43°C. However, average temperature except in the months of December, January, May and June remains in between 12°C-30°C which is quite pleasant one.

**5.2 Vegetation.**— The town has 'chir' pine forest on slopes in the North-Western parts. Moreover, Bamboo, Bamboo-Malabarious, (Simel) Cedrela, Serrate (tuni), Mangoes etc. are the other varieties within as well as around the town which is scattered over the forests. Most of the vegetation is deciduous in its nature. The town is bounded by the agricultural tracts of land on its periphery.

**5.3 Geology and Soil.**— Geologically, the town is located in seismic zone which is subjected to earthquakes. Geological formation generally is of sand stone and clay which is light brown in colour. Due to youthful stage of 'Khads' and Nallahs on one hand and high rainfall on the other, soil erosion is a common problem. The soil erosion gets intensified in case of heavy rainfall in catchment area of Hathli Khad. The town is drained by Jamli Khad, Hathli Khad and some other small order streams. The streams also from the physical boundary for the town and thus add to provide the direction of layout for the town. Hathli Khad being a perennial stream is the main source of water supply for the town.

**5.4 Environment.**— The physical environment of Hamirpur Planning Area is undergoing rapid changes. During last 10 years or so urban development has started spreading on the steep slopes along 'Khads' and along the all major roads. In the context of physical environment, locals feel that climate is warming up in the Hamirpur and rainfall is less and volume of water in Hathli Khad is also decreasing with the passage of time.

Looking at the structure of built up area, one can derive that congested node of mostly 2-3 storey buildings, with narrow zig-zag lanes, poor sanitary conditions,

unhygienic drains, polluted streets, haphazardly cramped houses and structures got huddled together in horizontal distance of 500m along the circular bazar covering Swami Dayanand Chowk, Hospital Chowk, J.P. Chowk and Dev Pal Chowk. This is the most sensitive and congested area of the town. The fact is obvious from building use and commercial intensity map. This built up area has a lot of old buildings like Ayurvedic Hospital, Tehsil Complex etc.

**5.5 Spetial Distribution of Built up Area.**— Important concentrations are towards Nadaun and Tauni Devi along National Highway-70, National Highway-88 towards Bhota, State Highway-39 towards Sujampur and towards Dhaneta and Jahu Roads. The way ribbon development is taking place, it appears that so on the area would get cramped, since proportionate infrastructure in terms of parks, gardens, wide roads and other facilities required is not being developed. Other development worth to note is the site in Anu Kalan and Anu Khurd where development is going in very haphazard & irregular way. This area has to be planned and developed considering its closeness with the town. There is need to develop the area on integrated basis by providing more infrastructure therein, in order to balance it with proportionate development of residential areas. Depleting green cover including forests and development in prime location like old circular bazaar and ribbon development along the highways are vital environmental concerns. Whether trade or commerce, residential or community uses, all are overburdening the already existing narrow roads and the carrying capacity of town has already exhausted. The revival of circulation network is, therefore, a vital task. Its integration with other uses and surrounding areas call for well thought of strategy and vital planning input.

## CHAPTER-6

### DEMOGRAPHIC CHARACTER

**6.1 General Profile.**—Hamirpur town is serving mainly as administrative, educational and shopping centre for the surrounding areas. Moreover, it has a regional technical educational facility, such as National Institute of Technology, Govt. Polytechnic, Girls I.T.I. and College of Education. Number of important district level as well as the State level offices such as H. P. Subordinate Services Selection Board, Chief Engineer Transmission, Chief Conservator Wildlife, H.P. Ex-Serviceman Corporation etc. are also located in the town.

The town is surrounded by the various small towns growth centers which are situated in the close vicinity of this town such as Bhota, Barsar, Nadaun, Tikker,

Dhaneta, Sujampur-Tihra etc. The town is also easily approachable from well known religious places such as Baba-Balak Nath Temple and Jawala Ji Temple. The town is having central location to all these small towns and religious places.

## 6.2 Population Growth

**6.2.1** As per the 1971 census of Hamirpur town, it has reported 3671 souls. Prior to 1971 Hamirpur was Tehsil Head quarter. After re-organisation of Himachal Pradesh during 1971, the town was upgraded as headquarter of newly created Hamirpur district. Population of Hamirpur town has been recorded 8797, 12544 and 17219 persons as per 1981, 1991 and 2001 census respectively. The growth rate of population of Hamirpur town during the decade of 1971-81 was 139.63% against the average urban population growth rate of 35.20% in the State. Whereas the growth rate of population during the decade of 1981- 1991 and 1991-2001 was recorded as 42.59% and 37.27% respectively. Among the major towns of Himachal Pradesh, Hamirpur town has recorded highest growth rate during 1971-1981 decade.

Table-6.1

### Population Growth of Major Administrative Towns of Himachal Pradesh 1971-81 and 1981-1991.

Sl. No.	Town	Population			Growth Rate	
		1971	1981	1991	1971-81	1981-91
1.	Shimla	55,368	70,604	1,10,360	+027.52	+56.31
2.	Mandi	16,849	18,706	23,202	+011.02	+24.04
3.	Hamirpur	3,671	8,797	12,544	+139.63	+42.59
4.	Dharamshala	10,939	14,522	17,493	+032.75	+20.46
5.	Kullu	8,958	9,214	14,569	+032.50	+22.75
6.	Solan	10,120	13,127	21,751	+029.71	+65.70
7.	Bilaspur	7,037	08,063	10,609	+014.58	+31.58
8.	Nahan	16,017	20,089	21,878	+ 025.42	+08.90
9.	Chamba	11,814	13,761	17,194	+016.48	+24.95
10.	Una	6,328	9,157	12,001	+044.71	+31.06

Source : Town Directory and Statistical Outline.

**6.2.2.** The Hamirpur Planning Area consists of Hamirpur Town and 81 adjoining revenue settlements/villages. The total area of the town is 563.00 hect. whereas, total area of Planning Area is 3710 hect. The Planning Area is comprised of more rural land than of urban land. Developable land is mostly available in rural area. The total households within the planning area are 8118 which constitutes 49% in the urban area and 51% are in the rural area. The total population as per survey conducted during 1999 is 36,619 persons out of which 44% are residing in urban areas whereas 56% are residing in the rural area.

**6.2.3** The average growth rate of Planning Area during the decade 1991-2001 is calculated as 37%. It is anticipated that population of Planning Area shall increase @ 42% and 47% during the decades 2001-2011 and 2011 to 2021 and is likely to increase to 56,350 and 82,835 respectively.

Table-6.2

### Projected Growth of Population in Planning Area

Year	Population	Percentage Growth Rate
1991	28966	—
2001	39683	37
2011	56350	42
2021	82835	47

### 6.3 Sex Ratio and Age Structure :

**6.3.1 Sex Ratio.**— The sex ratio in the town and planning area during 1981-91 and as per survey conducted during 1999 is shown in following table:—

Table- 6.3

### Sex Ratio (Females per thousand Males)

Sl. No.	Year	Persons	Males	Females	Ratio in (Female per 1000 males)	
					Urban	Planning Area
1.	1981	21692	11350	10342	707	911
2.	1991	29525	15208	14317	839	941
3.	1999	36619	19405	17214	854	887

**Source:** 1. Town and Village directory 1981 and 1991

2. Housing and Demographic Survey 1999

In Planning Area for every 1000 males, there were 941 females as per 1991 census which further reduced to 887 as per Housing and Demographic survey 1999. The table shows that due to selective male migration to urban area for employment number of females per thousand males is reducing.

**6.3.2 Age Group and Sex Structure.**— From the age group and sex structure, it is observed that maximum percentage of males and females falls in the age group of 10-19 years respectively, whereas, minimum males falls in the age group of 60 and above i.e. 7% and females in the age group of 0-5 years and 50-59 year respectively.

Table- 6.4

**Age Group–Sex Structure**

Sl. No.	Age Group in Years	Persons	Male	Percentage	Female	Percentage
1.	0 to 5	2843	1581	8.00	1262	7.00
2.	6 to 9	3167	1732	9.00	1435	8.00
3.	10 to 19	7579	3969	20.00	3610	21.00
4.	20 to 29	6932	3569	18.00	3363	20.00
5.	30 to 39	5940	2964	16.00	2976	17.00
6.	40 to 49	4606	2626	14.00	1980	12.00
7.	50 to 59	2748	1564	8.00	1184	7.00
8.	60 & above	2804	1400	7.00	1404	8.00
	<b>Total</b>	<b>36619</b>	<b>19405</b>	<b>100.00</b>	<b>17214</b>	<b>100.00</b>

Source: Housing and Demographic Survey 1999

**6.4 Marital Status & Level of Education :****Table- 6.5****Marital Status**

Sl. No.	Status	Persons	Percentage
1.	Single	17454	48.00
2.	Married	17640	48.00
3.	Widow/Widower	1525	4.00
	<b>Total</b>	<b>36619</b>	<b>100.00</b>

*Source : Housing & Demographic Survey-1999.*

It is evident from the above table that as per the survey conducted by this department the ratio of single and married is almost the similar, as 48% are single and 48% are married. Only 4% are widow/widower. As education level is concerned, it is evident from Table-6.7 that 17% people are illiterate, 22% having got primary education and only 16% persons have the qualification upto graduate or above including technical education.

**Table- 6.6****Education Status**

Sl. No.	Education Standard	Persons	Percentage	
1.	Illiterate	6341	17.00	17
2.	Upto Primary	8075	22.00	67.00
3.	Upto Middle	5618	15.00	
4.	Upto Matric	7379	20.00	
5.	Upto +2	3820	10.00	
6.	Graduate	2946	8.00	
7.	Post Graduate	1493	4.00	12.00
8.	ITI	179	1.00	04.00
9.	Diploma Engineer	404	2.00	
10.	Degree & Above	364	1.00	
	<b>Total</b>	<b>36619</b>	<b>100.00</b>	<b>100.00</b>

*Source: Housing & Demographic Survey 1999.*

The table shows that due to male selective migration for carrying urban pursuits numbers of females per thousand males is less.

Table-6.7

**Households Having Educational Facilities with Distances & Mode**

Sl. No.	Educational Facility & Distance	Within 1 Km.	Over 1 Km.	With in 2 Km.	Over 2 Km.	With 5 Km.	Within 10 Km.	Within 20 Km.	Mode %age			
									On Foot	By Car	By Scooter	By Bus
1.	Primary	6437 (79%)	1681 (21%)	-	-	-	-	-	90.2	1.5	6.7	1.6
2.	Middle	5884 (72%)	2234 (28%)	-	-	-	-	-	90.2	1.5	5.7	2.6
3.	High	-	-	5731 (71%)	2387 (29%)	-	-	-	80.5	2.00	2.6	14.9
4.	Sr. Sec.	-	-	3247 (40%)	2435 (30%)	1624 (20%)	812 (10%)	-	60.3	5.6	3.5	30.6
5.	College	-	-	-	-	6382 (78.61%)	1736 (21.39%)	-	46.5	2.00	3.00	48.5
6.	Post Graduate	-	-	-	-	7942 (98%)	176 (2%)	-	40.2	1.3	1.2	57.3 0
7.	Girls ITI	-	-	-	-	-	-	7980 (98%)	-	-	-	-
8.	Technical/ Polytechnic	-	-	-	-	-	-	7964 (98%)	-	-	-	-

**6.6 Distance and Travel Mode for Work.**— Around 39% work areas are located at a distance of less than 2 km. and 61% work areas at more than 2 km. distance. The 47.84% people are going to the work area on foot. 52.16% of people using different mode of transportation to reach different work areas, bus mode account for 37.98%.

Table- 6.8

**Mode Used for Work**

Mode	Number	Percentage	
Walking	6389	47.84	47.84%
Two Wheeler	1105	8.27	52.16%
Four Wheeler LHV	790	5.91	
Bus	5072	37.98	
<b>Total</b>	<b>13356</b>	<b>100.00</b>	<b>100.00%</b>

*Source: Housing & Demographic Survey-1999.*

**6.7 Occupational Structure.**— Percentage and proportion of workers in primary, secondary and tertiary sectors account for 45.05%, 16.92% and 38.03% respectively. There is a dominance of Primary sector/business and service i.e.



tertiary sector. A good number of Govt. Employees have settled at Hamirpur after retirement.

Table 6.9

### Occupation

Occupation	Number	Percentage
Primary Sector	3313	36.80
Secondary Sector	2626	29.17
Tertiary Sector	3064	34.03
<b>Total</b>	<b>9003</b>	<b>100.00</b>

Source : Housing & Demographic Survey-1999.

**6.8 Anticipation of Work Force.**—It is anticipated that there will be a work force of 25747 by year 2021 whereas percentage of primary and secondary workers is likely to remain as it is as Hamirpur Planning Area has very less potential of Industrialization.

Table-6.10

### Anticipated Work Force in Economic Activities

Description	1991	2001	2011	2021
Primary Sector Workers	3313	4539	6445	9474
(%age of the total workers)	36.80	34.80	36.80	36.80
Secondary Sector Workers	2626	3598	5109	7510
(%age of the total Workers)	29.17	29.17	29.17	29.17
Tertiary Sector Workers	3064	4198	5961	8763
(%age of the total Workers)	34.03	34.03	34.03	34.03
<b>Total</b>	<b>9003</b>	<b>12335</b>	<b>17515</b>	<b>25747</b>
Total Population of Planning Area	28966	39683	56350	82835
Total Number of Workers	9003	12335	17515	25747
(%age of workers to total population).	31.08	31.08	31.08	31.08

**6.9 Family Size.**—As per Housing and Demography Survey-1999 population of the Planning Area was 36,619 and number of Household were 8,118. The family size in the planning area is calculated as 4.51 persons per household.

**6.10 Migration and its Causes.**— Large number of people are migrating from all over the State every year to this District Head quarter Town for employment, trade and education as Hamirpur Town has been steadily developed as trade and education center of the State. Even outsider employees of Government & Semi- Government. organizations posted in the town try to settle here permanently keeping in view the facilities of education, cheaper market and comfortable environment specially in winter season.

**6.11 House Ownership Status.**— It is evident from the table given below that out of total households i.e. 8118 only 2515 i.e. 31% are the owners, whereas 5603 i.e. 69% are residing as a tenants.

Table-6.11

**Ownership Status**

Sl. No.	Description	No. of Households	Percentage
1	Owners	2515	31%
2.	Tenants	5603	69%
	<b>Total</b>	<b>8118</b>	<b>100%</b>

Source: Housing & Demographic Survey 1999.

**6.12 Status of Families :**

Table-6.12

**Income Group**

Sl. No.	Income Group per Month (in Rs.)	No. of Households	Percentage	
1	Upto 2100	1684	20.74	41.55
2.	2101 to 4500	1689	20.81	
3.	4501 to 7500	2112	26.02	26.02
4.	7501 to 10000	1443	17.78	26.48
5.	10001 to 15000	707	8.70	
6.	15001 to 20000	291	3.58	5.95
7.	20001 and above	192	2.37	
	<b>Total</b>	<b>8118</b>	<b>100.00</b>	<b>100</b>

Table 6.13

**Average per Capita Income**

Year	State	District	Planning Area
1990-91	Rs. 4910 per household.	N.A.	Rs. 6446 per Household

**Source : Housing & Demographic Survey 1999.**

It is evident from the above table that maximum households i.e. 26.02% falls in the income group of Rs. 4501 to Rs. 7500, whereas only 2.37% households falls in income group of Rs. 20001 and above, 3.58% households falls in the income group of Rs. 15001 to Rs. 20000, 26.48% households falls in the income group of Rs. 7501 to Rs. 15000 and only 41.55% households have income group up to Rs. 4500. 31% householders are residing in their own houses and 69% are residing as tenants in the Planning Area.

**CHAPTER-7****HOUSING**

**7.1 Housing Status.**— From the table given below it is clear that only 22.81% households have their own plots in the Planning Area and 60.14% are willing to purchase plots. 17.05% households have neither their own plot nor willing to purchase any plot within planning area. It is also clear from the table that only 30.98% households have their own houses and only 0.52% households are willing to purchase the houses, 68.50% households have neither their own houses nor willing to purchase houses in the planning area. It is also evident from the table that only 0.07% households have their own flats whereas 0.09% are willing to purchase the flats and 99.84% households have neither their own flat nor willing to purchase flats within the Planning Area.

Table 7.1  
**Housing/Plot Facility**

Sl.No. 1	Ownership of Plots/House Flat 2	Nos. 3	Percentage 4	
1.	Number of households have their own plots in the Planning Area.	1852	22.81	100.00
2.	Number of households willing to purchase plots.	4882	60.14	
3.	Number of households are not willing to purchase plots.	1384	17.05	

1	2	3	4
4.	Number of households have their own houses	2515	30.98
5.	Number of households willing to purchase houses	42	00.52
6.	Number of households are not willing to purchase house	5561	68.50
7.	Number of households have their own flat	6	00.07
8.	Number of households willing to purchase flat	7	00.09
9.	Number of households neither have their own flat nor willing to purchase flat	8105	99.84

Source: Housing and Demographic Survey 1999.

**7.2 Solid Waste.**— It is evident from the table given below that there is a lack of sewerage system in the Hamirpur Planning Area. Out of the total households, only 2% have sewerage facility, the 62% households have septic tank facility, 1% flow the night soil into the open drain, whereas 5% households have manual type latrines and 15% households have pit type latrine, 15% households have no any kind of latrine facility and they go for open air defecation.

Table-7.2

### Types of Latrine

Sl. No.	Type of Latrine	No. of Households	Percentage	Remarks
1	Sewerage System	176	02.00	—
2	Septic Tank	5070	62.00	—
3.	Flow into open drain	47	1.00	—
4.	Manual	373	5.00	—
5.	Pit Type	1257	15.00	—
6.	No Latrine Facility	1195	15.00	—
	<b>Total</b>	<b>8118</b>	<b>100.00</b>	

Source:- Housing and Demographic Survey 1999.

**7.3 Condition of Houses.**— Building details in the Hamirpur Planning Area are given as under:—

Table 7.3

**Building Details**

Sl. No.	Details	No. of House holds	Percentage
1.	Katcha	858	11.00
2.	Pucca	7260	89.00
3.	Living rooms	26966	—
4.	Approximate occupied building area in sq. mts.	611179	—
5.	Total Built Up Area (in sq.ms.)	489252	—
6.	No. of Families	8118	—
7.	Per Capita Accommodation (Room)	0.74	—
8.	Per Household Accommodation (Room)	3.32	—

*Source:* Housing & Demographic Survey-1999.

From the above table it is clear that 11% households are living in katcha houses, whereas 89% households are living in pucca houses. It is also clear from the above table that per capita accommodation (room) is about 0.74 rooms which shows that per capita has living rooms less than one room, whereas per household has accommodation of about 03.32 rooms. Thus, there is shortage of residential accommodation in the Hamirpur Planning Area.

**7.4 Built up Area Intensity.**— As per existing landuse survey, built up area in the planning area constitutes 11.75% of the total area as 233.34 hectares., 62.94 hectares, 10.73 hectares, 2.60 hectares and 126.32 hectares, respectively under the Residential, Traffic & Transportation, Commercial, Industrial, Public and Semi-Public uses .

**7.5 Residential Intensity.**— Assuming housing as major component, residential area intensity is used as synonymous to housing intensity. The concentration of area with residential intensity, corresponds well with commercial area intensity, as areas of high commercial intensity are along the main bazaar, streets and highways. Residential area intensity constitutes 6.29% area of the total Planning Area. Most of the old buildings are in poor conditions, a few buildings are in good condition. Houses with good buildings condition are in sector 1, 2 and 3.

**7.6 Anticipation.**— At the rate of average families size of 4.51 there are 8118 family residing in the Planning Area as per Housing and Demographic Survey, 1999. It is anticipated that @ 4.51 persons/family by 2021, there will be 18367 families. Thus, there will be 10249 additional families, says, 10250 families to be accommodated in residential area. As the Planning Area has 233.34 hectares existing residential area, there is a residential density of 156 persons/hectare. Taking average density of 100 persons per hectare, 828.35 hectares residential area is likely to be required.

## CHAPTER-8

### TRADE AND COMMERCE

#### 8.1 Status of Shops :

**8.1.1** Present commercial areas are not functionally suited to meet demands of growing population. According to survey conducted by this department during the year 2002, there are 2610 shops in Planning Area. Main shopping centre is located along old Bhota-Nadaun road and along National Highway-88 which comprises of about 80% shops of town. Shops are coming up fast along National Highways. Main commercial street is open only for light vehicles and pedestrians. Its width ranges from 3.0 metres to 7.0 metres called as Main Bazar having cloth, eatables, medicines, grocery and general merchandise shops, whereas the new road consists of eatables and wholesale shops of hardware, grains etc. There is no separate wholesales market and this activity is mixed up with retail business causing traffic congestion due to lack of space for parking of heavy vehicles and loading and unloading facilities. Storage and godown facilities are not existing in sale area, within shops it is quite inadequate and there is tendency of encroaching upon roads. 82.03% shops are retail shops and only 4.02% are wholesale shops.

Table -8.1

#### Type of Shops

Sl. No.	Type	Number	Percentage
1.	Retail	2141	82.03
2.	Wholesale	105	4.02
3.	Seasonal	30	1.15
4.	Service/Retail	80	3.07
5.	others	254	9.73
	<b>Total</b>	<b>2610</b>	<b>100.00</b>

There are a few seasonal shops. The percentage of Halwais shops and Tea stalls is 7.12%, Food, Fruits and Vegetables shops account for 11.15% general 71.92%.

Table-8.2  
Details of Shops

Sl. No.	Type	Number	Percentage
1.	General	1877	71.92
2.	Halwai	88	3.37
3.	Tea Stall	98	3.75
4.	Dhaba	54	2.07
5.	Food	135	5.17
6.	Fruit Vegetable	156	5.98
7.	Cloth	72	2.76
8.	Chemists	52	1.99
9.	Restaurant	14	0.54
10.	Jewellery	39	1.49
11.	Furniture	25	0.96
	<b>Total</b>	<b>2610</b>	<b>100.00</b>

Table 8.3

### Parking of Vehicles

Parking	Number	Percentage
Shops with parking facility	152	5.82
Shops without parking facility	2458	94.18
<b>Total</b>	<b>2610</b>	<b>100.00</b>

**8.2 Physical Aspects of Shops.**— The 80% shops have area less than 25 sqm and 15% shops are in the range of 26.50 sqm. Only 5% shops are in the range of above 51 sqm.

Table- 8.4

**Shop Size**

Shop size in sqm	Number	Percentage
Upto	2088	80.00
26.50	391	15.00
51 and Above	131	5.00
<b>Total</b>	<b>2610</b>	<b>100</b>

Whereas 35% shops have only ground floor, 58% shops have two storeys each. Only 7% shops have more than 2 storey.

Table- 8.5

**Shop Height****Number of Storeys**

No. of Storeys	Number	Percentage
Ground Floor Only	914	35%
Ground + 1st Floor	1514	58%
Ground+ 2nd Floor	156	6%
Ground + 3rd Floor	26	1%
<b>Total</b>	<b>2610</b>	<b>100.00</b>

**8.3 Attached Facilities and Utilities :** 86.60% shops having the storage facilities inside the shops whereas 13.40% having the same outside the shops.

Table-8.6

**Storage**

Storage	Number	Percentage
Inside the shop	2260	86.60
Outside the shop	350	13.40
<b>Total</b>	<b>2610</b>	<b>100.00</b>



Only 3% shops have the parking facility whereas, about 97% shops has no such facility.

Table 8.7

**Shops with parking Facility**

Sl. No.	Description	Number	Percentage
1.	Shops with parking facility	87	3.33
2.	Shops without parking facility	2523	96.67
	<b>Total</b>	<b>2610</b>	<b>100.00</b>

15.32% shops having the facility of toilet whereas 84.68% shops has no such facility.

Table 8.8

**Toilet Facility**

Toilets	Number	Percentage
Shops having toilet facility	400	15.32
Shops without toilet facility	2210	84.68
<b>Total</b>	<b>2610</b>	<b>100.00</b>

**8.4 Commercial Intensity.**— The commercial area is concentrated in the main bazar of Hamirpur, which is somewhat circular bazar. Commercial area intensity in this area is high. This concentration of commercial activity is spreading outwardly more along the roads leading to Bhota, Nadaun, Lambloo and Sujampur. The area of high commercial intensity is along the National Highway-88 in the pockets of Jhaniari, Dosarka, Mattansidh. Low intensity commercial activities are scattered in Bajuri, Chowki, Kuthera, Lambloo etc.

**8.5 Anticipation.**— By assessing the data of commercial activity, it has been observed that the town is serving its local population slightly better but its service function to surrounding areas such as collection and distribution centre for villages falling in Hamirpur, Tauni Devi, Sujampur, Nadaun and Bhoranj Block hints that the town is not serving its influence area so efficiently particularly along all the major roads originating from the town. Therefore, there is need to develop Hamirpur as an effective service centre for villages falling within 25 kms. of radius, most probably atleast one commercial centre on each major roads. This implies that it has to develop various specialised markets like grain, vegetable, hardware, fruits,

fertilizers, cement, steel etc. The town is required to cater for informal commercial activity being carried on footpath and encroachment.

Besides providing space for wholesale market and storage facilities, it is anticipated that commercial needs will grow constantly with the increase in population. Municipal area will require additional shopping area of 7.89 hectares in addition to the present main commercial area of 4.31 hectares which will continue to cater for needs of this area by extending the depth of existing commercial area. Main commercial area of 12.00 hectares at Daruhi, Drabsai and Gharyana Brahmna have also been proposed.

## CHAPTER-9

### TOURISM & INDUSTRY

#### 9.1 *Tourism :*

**9.1.1 *Tourists Attractions.***— Though, Hamirpur town has very less direct potential of tourism but due to its specific location amidst the two National Highways of the State, Central place of State and existence of two major pilgrimage shrines of Northern India i.e. Baba Balak Nath Temple, Deotsidh and Jawala Ji Temple, Jawalamukhi at very marginal distance from town, attracts the tourists for comfortable & middle way stay. The tourist attractions available in and around Hamirpur can be classified into three categories namely natural attractions, pilgrimage/heritage attractions and institutional attractions.

(i) ***Natural Attractions.***— Hamirpur provides scenic beauty of the pine wood jungle on the north and western part of the town. Natural gradient of about 4 km from Hira Nagar to Hathli Khad has its own unique beauty.

(ii) ***Pilgrimage/Heritage Attractions.***— In this category, the area has the following attractions :—

1. Mahadev Temple at Gasota (which is known for source of water to Cows) at a distance of 7 kms. from Hamirpur.
2. Jawala Ji Temple 40 kms. from Hamirpur is regarded as one of the Hindu's Shakti Peeths which was initially built in 7th century and later on a gilded dome was added by Mugal Emperor Akbar.

3. Deot Sidh Temple, 40 km. from Hamirpur is regarded as Holy Place of Baba Balak Nath where lacs of pilgrimages from Punjab, Haryana besides Himachal Pradesh visited every year.
4. Narvadeshwar Temple at Sujampur, 25km. from Hamirpur known for its unique wall paintings showing the features of Ramayana & Mahabharata
5. Lavneswar Temple of Lord Shiva at Nadaun 27kms. from Hamirpur. It is assumed that construction of which was initiated by the 'Pandavas'.
6. Raj Naun Palace, Dhaneta, 30 km. from Hamirpur halfly constructed by the Pandavas.
7. Tehsil complex, Hamirpur constructed in the year 1888 during English regime.

**(iii) Institutional Attractions :**

Following are the main Institutions in the Hamirpur:—

1. National Institute of Technology, Hamirpur
2. Govt. Polytechnic College, Hamirpur
3. Subhash Chandra Bose, Post graduate Degree College, Hamirpur
4. H.P. Subordinate Services Selection Board, Hamirpur
5. Zonal Hospital Complex, Hamirpur
6. Radha Soami Charitable Hospital, Bhota

**9.1.2 Tourist accommodation and Facility.**— In Hamirpur, there are 20 Government owned tourist accommodations in the form of circuit house, rest house, hotel and field hostel etc. having 66 rooms. About 10 hotels, guest Houses and other type of tourist accommodations are also existing in private sector having 90 rooms. Majority of Tourists are from Trade and Commerce side come and stay only for one day at regular interval.

**9.1.3 Anticipation.**— It is anticipated that 5000 tourists are likely to pass through Hamirpur town. The 2500 tourists are anticipated to visit various attractions around Hamirpur. The 2000 tourists are likely to stay in the town by the year 2021 whereas, at present there is capacity for 312 persons. Therefore, additional accommodation for 1688 persons is required.

**9.2 Industry.**— As per survey conducted during 2002 by the department, Planning Area has 167 cottages and small scale industrial units. Existing formal industrial area situated at Baroha village which is 4 kms. from Hamirpur town. Hamirpur town has good potential for developing agro and forest based industries.

On account of favourable location, easy accessibility, availability of raw material and potential market for finished goods, small scale industries have good prospects for development in future. For anticipated work force of 25747 by 2021, Industrial workers will be about 20% of total workers which will comes out 5150, on the basis of 50 square metres area per worker, 25.75 hectares of land shall be required. A few non-conforming units of raw mills, functioning in the main commercial street are required to be shifted and provided an additional area of 1 hectare. Total requirement of land for industrial use shall be 26.75 hectares.

## CHAPTER-10

### FACILITIES AND SERVICES

**10.1 Educational Facilities.**— The Hamirpur Planning Area has one National Institute of Technology ranked as Deemed University, one post graduate degree college, one polytechnic college, one Industrial Training Institute for girls. Ten Senior Secondary (10+2) schools, Six High Schools, 5 Middle Schools, Twenty Primary Schools, and One Nursing Training School, Five academies for various competitive tests and two colleges of Education (B.Ed.) are also exists in the planning area beside, four computer education centers.

**10.2 Medical Facilities.**— A Zonal Hospital and Ayurvedic Distt. Hospital, five civil dispensaries, one Homeopathic Dispensary are available in the Planning Area. Zonal Hospital has a capacity of 200 beds at present. There are about 550 outdoor patients visiting hospital every day out of which about 20 patients are admitted as indoor patients for treatment and about 30 patient are being referred to IGMC Shimla or PGI Chandigarh due to non-availability of super specialty services. Keeping in view of the regional requirements, more specialised facilities like C.T. Scan, M.R.I., T.M.T. and Angiography are required urgently. Moreover, super speciality services of Cardiologist, Radiotherapist, Radiologist Neurologist, Urologist and Gastenterologist are also required inevitably as besides from Hamirpur district. patients from adjoining District of Kangra, Una, Bilaspur and Mandi also visited Hamirpur for undertaking medical treatment. 7 Nursing Homes and 3 Dental Clinics are also serving in the planning area in private sector. A Primary Health Centre consisting Maternity and Child Welfare Centre is required to be provided at each sector level.

**10.3 Public Services.**— One Post and Telegraph Office, Three Telephone Exchanges, One Radio Station, One Micro Wave Station, Three Cellular Networks, Seven Sub-Post offices, One Mail Sorting Office, One Veterinary Hospital, One Regional Transport Office, One Police Station, One Public Library-cum-Town Hall, One Fire Station, 14 Banks with two A.T.M., Four Petrol and Diesel Filling

Stations, Two LPG Agencies, One LIC Branch and Three General Insurance Companies are also existing in town. In view of sectoral requirements, One Sub-Post Office, One Reading Room and One Police Post are required to be provided at each sector level.

## CHAPTER-11

### BASIC SERVICES AND INFRASTRUCTURE

**11.1 Water Supply System.**— From the table given below it has been observed that 61% households have their own taps whereas 30% have to fetch the water from the public taps. Only 3% households have to depend on the taps of neighbourers, 6% households are using other sources than piped water. It is also added that 31% households have mentioned that they have an adequate water supply facility, 69% households are facing the shortage of water supply. It is also clear from the table that per day consumption of water by the households in the planning area has been recorded as 2465317 ltrs. approximately, whereas per household water consumption is 303.68 ltrs. per day and per capita water consumption has been recorded as 67.32 ltrs. per day approximately.

**Table -11.1**

#### Water Supply

Sl. No.	Description	No. of households	Percentage	
1.	Own tap	4931	61.00	100.00
2.	Common tap	2466	30.00	
3.	Neighbourer's tap	234	3.00	
4.	Other than piped water	487	6.00	
5.	Number of households to whom water supply is insufficient.	2553	31.00	100.00
6.	Number of households to whom water supply is insufficient.	5565	69.00	
7.	Water supply consumption in liters. per day.	24,65,317 (approx).	—	—
8.	Per capita water consumption in liters per day.	67.32 ltrs.	—	—
9.	Water consumption per households per day.	303.61 ltrs.	—	—

Source:- Housing and Demographic survey 1999 and IPH Department.

Major source of water supply is Hathli Khad, as town has 67.32 litres per capita water supply per day. Planning Area is being serviced by 6 reservoirs which have capacity of 24, 65, 317 litres. On the basis of 150 litres per capita water supply per day for urban area and 70 litres per capita water supply per day for rural area. The total requirement is 70,95,610 litres which will be met with the inauguration of new water supply scheme in which water will be lifted from Beas River and total 53,30,000 litres water supply shall be available. 2nd phase of the above scheme required to be undertaken during the 2nd plan period. People are also being motivated to store rain water for general use which is an integral part of the Government policy.

**11.2 Sewerage and Drainage.**— Majority of the houses have their own septic tanks and very few houses have the sewerage connection that too in the Government sector buildings like Housing Board Colony, NIT, Polytechnic etc. The sewerage scheme of Hamirpur town is under construction. Besides laying the sewerage network in town, the Government has provided subsidies for converting the dry latrines into water borne latrines under the low cost sanitation scheme, under the rural sanitation. There is also a scheme to extend financial help of Rs. 1700/- to General Category and Rs. 2000/- to the people of reserve category to construct water born latrine. From the table given below it is clear that out of total households 13% have underground drain facility. Whereas, 27% households have a surface drain facility, 32% households are collecting their sullage water in the pits, 28% households are throwing sullage water in the open. Though, there is a good slope of drains, they are choked by rubbish at places, there are encroachments. Stringent measures against encroachments and overall awareness of the common masses towards proper sanitation are the areas of vital concern today.

Table-11.2  
**Drain Facility**

Sl. No.	Description	Households	Percentage
1.	Households having under ground drains	1079	13.00
2.	Households having surface drains	2190	27.00
3.	Households throwing sullage in the open.	2248	28.00
4.	House holds which collect sullage water in pits.	2601	32.00
	<b>Total</b>	<b>8118</b>	<b>100.00</b>

Source : Housing and Demographic Survey-1999.

**11.3 Electricity.—** It is obvious, from the table given below that electric supply in the planning area is adequate as 98% households have electricity whereas, only 2% households have not this facility, the reason may be unauthorized construction/encroachment or temporary shortage of energy meter. It is also obvious that 45% households have street light facility whereas 55% households are lacking this facility. During the survey 88% households have pointed out that electrical voltage is sufficient whereas only 12% households have pointed out that electrical voltage is not sufficient.

Hamirpur Planning Area is being managed by Hamirpur Division of HPSEB which has been further divided into 3 Electrical Sub-Divisions. Sub-Division No. 2 is looking after the Municipal Area whereas Sub Division No. 1 and 3 looking after the remaining Planning Area. Hamirpur town is mainly feeded by two 132KV HT lines from Bassi Power House and Dehar Power House, which is further distributed by two 132/33/11KV sub-stations situated at Anu and Mattansidh. Hamirpur town is also connected with Inter State Power Grid System with 132KV lines from Jalandhar and likely to be connected with National Grid System. There are very rare chances of power failure as 4 alternative power distribution HT lines from Bassi, Dehar, Bhakhra, Jalandhar are available. In Hamirpur Planning Area one more 220/132/33/11 KV Sub-station has been inaugurated recently at Mattansidh. About 3.5 hect area already occupied by the Electricity Board for its installation of various sub-stations. Area is also required for installation of 11KV/440V sub stations in the proposed residential, commercial, transportation and industrial area which shall be managed at the time of sectoral planning from that specific area.

Table-11.3

**Electricity**

Sl. No.	Description	Household	Percentage	Remarks
1.	Electricity available to the households.	7978	98.00	100.00
2.	Electricity not available to the households.	140	2.00	
3.	Street light facility available for households.	3641	45.00	100.00
4.	Street light facility not available for households	4477	55.00	

5.	Voltage is sufficient for households	7129	88.00	100.00
6.	Voltage is insufficient for household	989	12.00	

*Source* : Housing and demographic survey 1999.

**11.4 Telephone Network.**—Planning area is well served with the telephone network by Bharat Sanchar Nigam Ltd. There are 3 telephone exchanges namely Hamirpur, Mattansidh and Kuthera installed in the area having the capacity of 6000, 1768 and 1000 lines respectively, whereas 4600, 1300 and 850 connections have already been released by the Nigam. It means against the installed capacity of 8768 lines only 6750 lines are occupied and still 2018 lines can be released to customers besides, two cellular networks are also functioning in the area. One network is operated by BSNL and other by the Airtel under private sector.

**11.5 Solid Waste Management.**— Average per capita solid waste generated is about 0.5 kg/day. Accordingly, the total solid waste generated is about 8610 kg/day for the town's population of 17219 (as per census 2001). Adding to this the solid waste generated by the tourists through Hotels, by Industries, Hospitals and Commercial establishments say 50% of town garbage, the total waste generated in the town is of the order of 12915 kg/day.

For the collection of solid waste, Hamirpur Nagar Parishad has identified garbage collection point at different locations near public places, markets etc. and placed portable garbage container. Garbage from these points is cleared almost alternate day and carried to the disposal point.

A comprehensive Solid Waste Management Project has been sponsored by the Norway Govt. is being executed by the Municipal Council, Hamirpur at Dugneri village to convert the solid waste into fertilizer in one hand and to prevent the environment from pollution on the other.



## CHAPTER-12

**GOVERNMENT OFFICES AND INSTITUTIONS**

**12.1 Govt. Offices.**— According to survey conducted during the year 2002, the town has 114 offices, out of which 96 are of State Government/Semi Government, 17 of Central Government and one of Local Self Government Office. 89 offices are functioning from Government buildings having adequate attached facilities, whereas 25 from private buildings mostly located in the residential area. Many of these offices do not have adequate attached facilities and utilities, particularly the parking facility. At present 4198 workers are engaged in the Government. and Semi Government offices. As per projections for 2021 there shall be 8763 employees working in the Government & Semi Govt. offices. On the basis of 30 sqm space for each worker 26.29 hectares shall be required for offices.

**12.2 Institutions.**— There are two important institutions in Hamirpur namely:—

(i) *National Institute of technology.*— Regional Engineering College, Hamirpur covered in an area of 61 hectares was established during the year 1985 and upgraded as a National Institute of Technology during the year 2002 which is designated as a deemed university. It has following 5 engineering departments conducting 4 year B.Tech. and one Architectural department conducting 5 years B.Arch. degrees.

Table-12.1

**Intake Capacity of Students Department-wise**

Sl.No.	Trade	Seats
1.	Civil Engg.	40
2.	Electrical Engg.	40
3.	Electronics & Communication	40
4.	Computer	30
5.	Mechanical	45
6.	Architectural	30
<b>Total</b>	<b>6</b>	<b>225</b>

Total strength of students of all the trade is 225 per year and over all strength of students is 930 whereas, teaching faculty of about 100 Professors/Lecturers are available which is maintaining the teacher-student ratio to 1:9.3 besides this, 243 non-teaching staff is also posted there for running the Institute properly.

Most of the infrastructure like Administrative Block, Department wise buildings, Boys Hostels, Girls Hostels, Laboratories, Play-Ground, Library, Workshops, Auditorium, Residences of teaching and non teaching staff have already been established and Institute is being ranked among the top class institutes of the country.

(ii) *The Govt. Polytechnic College, Hamirpur.*— The Govt. Polytechnic College, Hamirpur has been established in the year 1961 to conduct three year diploma courses in Engineering. Initially 3 trades of Civil, Mechanical & Electrical Engineering were introduced, with the passage of time, two more trades of Computer and Information Technology have also been introduced. Previously, students were selected on merit on the basis of marks obtained in qualified examination, but now merit is prepared on the basis of Polytechnic Admission Test, conducted by the H. P. Technical Education Board, Dharamshala.

Numbers of students admitted in each batch remains versatile. Keeping in view the field requirement. Some time ago, there were 120 seats for Civil Engineering trade alone.

At present total 145 students are being admitted in all the five trades each year, total strength for 1st, 2nd and 3rd year is approximately 450. There are about 90 Professors/Lecturer/Instructors posted in the college. The teacher-student ratio of 1:5 is being maintained and complete infrastructure is available. Community Development Cell is also working in the college, which provides technical know how to the persons engaged on building construction activities. The Community Development Cell also supply low cost, self made water closets, water tanks, RCC blocks etc. to the public specially to economically weaker sections of the society. College also provide training to technical persons by conducting special refresher course to surveyors, welders, electricians, plumbers etc. The college had already produced more than 4000 qualified Engineers of different trades and majority of them engaged for the development of the State through various executive departments like Public Works Department, Irrigation and Public Health Department, H. P. State Electricity Board and H. P. Housing Board.

**CHAPTER-13****TRAFFIC & TRANSPORTATION**

**13.1 Existing Road Network.**— Following are the main existing roads which serves the Hamirpur Planning Area:—

- (i) Jalandhar-Mandi National Highway No. 70, connecting Hamirpur with Hoshiarpur and Jalandhar on one side and Sarkaghat-Mandi-Manali on the other side. This is a major road passing through the town and many important administrative, educational and cultural activities of Hamirpur town located on it.
- (ii) Shimla-Kangra National Highway No. 88 passing through the centre of the town, connecting the Shimla-Solan & Bilaspur districts on one side and Kangra, Chamba districts on other side. This is also a major road passing through the town and many commercial, educational and transportational activities are located on it.
- (iii) Hamirpur-Palampur State Highway-39 connecting Hamirpur town with the Sujanpur & Palampur.
- (iv) Hamirpur -Jahu via Lambloo road connecting South- Eastern part of the district with the town.
- (v) Hamirpur-Dhaneta via Galore road connecting western part of the district with the town.

As the town has grown around junctions of these roads, there is a lot of regional & local traffic on these narrow roads. The road width is ranging from 3 metres to 12 meters. The sudden variation of width on curves due to contours, road encroachment by small commercial establishments & unauthorised parking create numerous traffic bottlenecks at different locations. The town is witnessing unprecedented traffic problems. On one hand the built up area is congesting and on the other the streets are getting narrowed whereas, haphazard constructions are growing fast, zigzag streets are following at a snail's pace. Though, the number of automobiles have increased manifold, road width has either remained the same or

reduced in many pockets. Therefore, Traffic bottlenecks are common. Parking facilities are almost negligible. On road parking is a common phenomenon. At numerous of points on roads garbage heaps can be seen. The drains, though in separable part of road are in deplorable condition. Haphazard land uses are pronouncing the traffic crisis. Ribbon development galloping along roads is choking the road. In such dwindling scenario, traffic management is a stupendous task. Perspective land use planning and traffic and transportation management are therefore, to go hand in hand.

**13.2 Traffic Volume.**— Traffic volume survey was undertaken in the year 2003, at the following two very important junctions of the town during the hours 9.00 AM. to 5.00 AM.

1. Dev Paul Chowk.
2. Swami Dayanand Chowk.

Maximum traffic volume at junction No. 1 *i.e.* Dev Paul chowk is 215 vehicles from 9.00 AM. to 10.00 AM. for the vehicles arriving from Nadaun and Dhaneta side towards Hamirpur Bus stand. Where as, 262 vehicles from 1.00 PM to 2.00 PM. from Hamirpur Bus Stand side to Nadaun side recorded. Similarly maximum traffic volume at junction No. 2 *i.e.* Swami Dayanand Chowk is 322 vehicles from 10.00 AM. to 11.00 A.M. for vehicles from Anu side to Hamirpur whereas, 328 vehicles at same interval from Hamirpur to Anu side. Total vehicles from 9.00 AM. to 5.00 PM., crossing on both the junctions are 2941 (incoming) and 3434 (outgoing).

From the study of Road Geometrics and Traffic volume, it is clear that road and intersections in the town area require improvement from engineering point of view and better traffic management including removal of encroachments and unauthorised parking in order to have smooth flow of traffic. The traffic and transport network being an integrating force to ensure smooth functioning of town, however, require fore most attention practically, as the road width is decreasing and the number of vehicles is increasing.

**Table-13.1**  
**Traffic Volume Characteristics**

*INCOMING VEHICLES*

		9 to 10 AM	10 to 11 AM	11 to 12 NOON	12 to 1 PM	1 to 2 PM	2 to 3 PM	3 to 4 PM	4 to 5 PM	Total
1	2	3	4	5	6	7	8	9	10	11
Junction-I (Dev Paul Chowk).	Heavy Motor Veh. (HMTV)	52	65	46	37	33	152	43	43	471
	Light Motor Veh. (LMV).	82	80	53	53	24	35	41	42	410
	Two Wheeler	81	57	60	58	50	52	63	40	461
	<b>Total</b>	<b>215</b>	<b>202</b>	<b>159</b>	<b>148</b>	<b>107</b>	<b>139</b>	<b>147</b>	<b>125</b>	<b>1342</b>
Junction-II (Swami Dayanand Chowk).	Heavy Motor Veh. (HMTV).	68	61	38	35	29	51	43	50	375
	Light Motor Veh. (LMV).	106	116	93	86	30	40	42	53	566
	Two Wheeler.	111	145	100	92	45	63	50	52	658
	<b>Total</b>	<b>285</b>	<b>322</b>	<b>231</b>	<b>213</b>	<b>104</b>	<b>154</b>	<b>135</b>	<b>155</b>	<b>1599</b>

*OUT GOING VEHICLES*

		9 to 10 AM	10 to 11 AM	11 to 12 NON	12 to 1 NON	1 to 2 PM	2 to 3 PM	3 to 4 PM	4 to 5 PM	Total
1	2	12	13	14	15	16	17	18	19	20
Junction-I (Dev Paul Chowk).	Heavy Motor Veh. (HMTV)	73	80	57	41	50	59	56	41	457
	Light Motor Veh. (LMV).	56	41	50	32	72	62	60	74	503
	Two Wheeler	42	32	37	28	140	102	90	100	571
	<b>Total</b>	<b>171</b>	<b>153</b>	<b>144</b>	<b>101</b>	<b>262</b>	<b>223</b>	<b>206</b>	<b>215</b>	<b>1531</b>
Junction-II (Swami Dayanand Chowk).	Heavy Motor Veh. (HMTV).	27	55	48	39	42	50	41	57	359
	Light Motor Veh. (LMV).	55	135	106	84	63	68	87	71	669
	Two Wheeler.	101	138	115	68	130	108	120	95	875
	<b>Total</b>	<b>183</b>	<b>328</b>	<b>269</b>	<b>191</b>	<b>235</b>	<b>226</b>	<b>248</b>	<b>223</b>	<b>1903</b>

Source : Departmental Survey 2003

**13.3 Parking Facilities :** Parking of vehicles, particularly of the private one, car, trucks, pick-up vans and taxis is a severe problem. The vehicles are parked anywhere on the sides of roads in the town in a haphazard and irregular manner, particularly in the central commercial area of the town and near the public places in the morning and evening peak hours. Such unauthorised and haphazard parking reduces the effective width of roads, thereby hindering the smooth flow traffic.

**Table- 13.2**

**Unauthorised Roadside Parking in town at 11 A.M.**

Sl. No.	Location	Vehicles				
		Scooter	Jeep/ Car	Truck	Bus	Total
1.	Galodha Hospital to Pacca Bharo.	180	192	58	20	450
2.	TCP Office to Zonal Hospital (Main Bazar)	255	202	—	—	457
3.	Sai Hospital to Baroo Chowk	52	45	15	4	116

There are 200 taxis are operating in town but Distt. Administration has provided temporary space for 63 taxis near Bus stand and Zonal Hospital, similarly 230 pick up Vans are operating in the town but District Administration has allotted temporary space for 50 vans near Telephone Exchange building. Similarly, the Govt. offices running from private buildings have no parking facility, however, the Government Offices running from Government buildings have parking facility upto some extent. It is clear that either the town has no parking spaces or they are quite inadequate. Incidentally, therefore, roads are used for parking of vehicles by individuals at the cost of enormous inconvenience to the masses. Haphazard parking of trucks for loading and unloading in circular bazar is playing havoc with the mass movement.

There is a need to provide planned parking, lots at suitable locations near public places are required to be developed, maintained and operated by the Municipal Council on payment basis. The charges of which can be fixed depending upon the type of vehicle and duration of parking. The areas of the PWD Rest House, Police station and Tehsil complex are the best places for parking after shifting them to somewhere else. The Tehsil building between the Police Station

and the Town Hall is a Heritage building where beautiful park having the facilities of light-sound techniques and musical fountain can be made which is also an integral part of parking.

### 13.4 Terminal Facilities :

(i) **Truck Terminal.**— There is no organised truck stand in Hamirpur Planning Area. About 50 trucks are generally parked at Pacca Bharo in an unorganized way primarily along the roads. Space is required to be earmarked atleast for 200 trucks/Tempos by the year 2021, preferably along the NH-88 near Dugga to meet the requirement of old town.

(ii) **Transport Nagar.**— There is no Transport Nagar in Hamirpur Planning Area. At present about 20 trucks of Bricks, 20 trucks of vegetables, 15 trucks of fruits, 25 trucks of grains and 30 truck of other material like Hardware, Clothing, Readymade etc. are being reached at Hamirpur from different States besides, more than 200 trucks carrying cement are crossing the town daily. By the year 2021 the present Number of incoming trucks of 310 will be increased to 900. In order to provide proper space for parking, repair of vehicle, a Transport Nagar at least in 5.00 hectares area is required near the wholesale shopping complex and preferably abutting the National Highway-88

(iii) **Bus Stand.**— The Inter State Bus Terminal is presently located on the National Highway-88 in the heart of town. The complex was constructed during the year 1980 and occupying an area of 4762 sqm. providing space for parking of 45 buses. Five buses depart in every two minutes from Bus Terminal during peak hours to different places and overall 1600 buses are plying from the bus stand in a day. The fleet strength of Himachal Road Transport Corporation buses in local depart has increased to about 100 buses. Besides, there are about 120 buses in the private sector. The present infrastructure of Bus Stand/Workshop is insufficient and affecting the efficiency of passenger transport service adversely.

Keeping in view the increasing load of traffic present Bus Terminus needs to be shifted to some appropriate location on the new bye-pass road and present one can be used as local bus stand.

**13.5 Major Concern.**—Both horizontal as well as vertical constructions are taking place in the built up areas. Vertical construction are projecting upon streets storey after storey. The town is growing in an organic manner. The zigzag revenue 'Khasras' are playing a havoc with precious land resources.

The total number of vehicles has more than doubled over the past 10 years. Roads are full of obstructions due to vehicles are being parked here and there in a haphazard manner, repair activities of workshops right on the roads, projections of commercial establishments, lack of basic amenities inside various establishments.

The organic growth of town has played a havoc with the traffic and transportation network. Disregarded to the community cause, self-centered approach of citizens, degradation of human values, lack of civic sense, lack of fear of law-enforcing agencies due to issuance of conditional No Objection Certificates to unauthorized constructions, adoption of single window system and undermining of principles of the Town Planning are the factors responsible for persisting scenario and plight of traffic and transportation system. Roads are being treated as disposal sites by common masses. At places, septic tanks are spilling over and straight way polluting the roads. Even the portable rubbish bins, provided here and there by the local body are occupying the effective road width. The builders further add to agony of roads by stacking construction material here and there. The building activities along the roads have increased manifolds due to non-availability of serviced land in town. The constructions are coming up along the transportation lines, emanating the town.

## CHAPTER-14

### EXISTING LANDUSE

The Existing land use of the additional area was frozen under section -15A of the H. P. Town and Country Planning Act, 1977 on 28-1-1997. However, the existing land use of old area was frozen on 15-11-1984, the landuse of which was prepared, notified and adopted after considering public objections and suggestions. The present Planning Area includes 81 revenue villages besides, Municipal Area of Hamirpur Town.

**14.1 Residential Use.**— It comprises of 233.34 hectares area which works out to 6.29 percent of the Planning Area. The residential areas are generally occupied by two to three storeyed houses. The housing areas are sprawling along the highways around the old town, village abadis and occupying the agricultural fields. The old residential localities are along the Main Bazar, Partap Gali and old Bus Stand, the new extensions are coming up along the National Highways, Pacca Bharo-Anu Road. Two Housing Board colonies have also come up at Nayanagar and Daruhi. Housing areas of Gandhi Nagar, Partap Nagar, Shiv Nagar, Gaura, Baru, Lalhri, Anu Kalan etc. have been developed during last decade. Residential use



intermix with the commercial use is a common phenomenon. Shops on ground floor on the road side and remaining structure for residential purpose is a common sight.

**14.2 Commercial Use.**— Most of the commercial establishments are located along circular road starting from Swami Dayanand Chowk *via* Hospital Chowk, JP Chowk, Dev Paul Chowk and along NH-88. The commercial use consists of 10.73 hectares which is 0.29 percent of the Planning Area which includes the provision of extension of existing shops towards back side. The construction of shops along roads emanating from town is a common phenomenon. The Khokas are located here and there, only one organised shopping centre constructed under IDSMT Project is existing at Shiv Nagar near J.P. Narain Chowk

**14.3 Tourism Use.**— Tourism forms an integral part of the industry. An area of 0.39 hectares is under tourism which is 0.01 percent of the Planning Area. The tourist areas are located on northern side of the town.

**14.4 Industrial use.**— Industrial use occupies 2.60 hectares of land which is 0.07% of the Planning Area. This is under the furniture and other industrial units mainly located at Baroha. One of the main industry is Verma Steel Fabrication Unit which is well within the town and one Tarpen Refine Factory at Kehdroo which in 9 km. from Hamirpur town.

**14.5 Public and Semi Public Use.**— Under Public and Semi-Public Use, the utilities including water supply, sewerage, electricity, telephone establishments and garbage disposal sites are comprising 4.90 hectares area. The facilities comprising education, health, postal etc. occupy an area of 106.42 hectares. The services including police, fire fighting, banking, filling station etc. have an area of 4.22 hectares. Thus, there is 115.54 hectares area under this use. The town has no cinema hall, proper sports complex, museum, art gallery etc. Facilities to organize seminar, conferences etc. are available at NIT Complex, Bachat Bhawan or at Town Hall. The Government and Semi-Government offices have an area of 10.78 hectares. Most of the offices are located at Partap Nagar, Gandhi Nagar, Dang Kwali & Anu. The 89 Government offices are housed in their own buildings whereas, 25 offices are in the rented buildings. The offices housed in the rented buildings are generally lacking of parking facilities, the vehicles are generally being parked on the road side. The National Institute of Technology, serving the State as well as Nation, spread over an area of 61.00 hectares, the planning and development affairs thereof are being looked after by the institution according to their own Master Plan. Thus, total existing landuse under public and semi-public use is 126.32 hectares which is 3.40% of the total planning Area.

**14.6 Parks and Open Spaces.**— The organized Parks and Open Spaces are scarce and presently occupy an area of 0.10 hectares which is negligible of the Planning Area. The Pine Trees in the forests are in plenty within and around the town and the same are serving as green lungs and areas for passive recreation. The town enjoys unique environmental setting. A Govt. Sr. Sec. School ground in the heart of the town maintained by the Education Deptt. is the only space for organizing cultural activities like Hamir Utsav, Holi, Dushehra etc.

**14.7 Traffic and Transportation Use.**—The major roads including National Highways and those emanating from the town as well as those interlinking the different localities have an area of 61.94 hectares. The area under-parking is 1.00 hectare, thus, total area under traffic and transportation use is 62.94 hectares, which is 1.70% of the total Planning Area.

**14.8 Agriculture use .**—Agriculture land occupies 2693.97 hectares which is 72.61% of the Planning Area.

**14.9 Forest use.**— An area of 84.55 hectares is under the forest which is 2.28% of the Planning Area.

**14.10 Government Land.**— The area under ownership and possession of the Government is 406.27 hectares which comes out to 10.95% of the Planning Area.

**14.11 Water Bodies Use.**— The area under water bodies primarily rivers, nullahs and Khad is 88.79 hectares which is 2.39 percent of the Planning Area.

**Table-14.1**  
**Existing Landuse Of Hamirpur Planning Area**

Sl. No.	Landuse	Area in Hectare	Percentage to Planning Area
1.	Residential	233.34	6.29
2.	Commercial	10.73	0.29
3.	Tourism	0.39	0.01
4.	Industry	2.60	0.07
5.	Public and Semi Public	126.32	3.40
6.	Parks and Open Spaces	0.10	—
	<b>Total</b>	<b>436.42</b>	<b>11.76</b>
7.	Traffic & Transportation	62.94	1.70
8.	Agriculture and Govt. Land 2693.97 + 406.27 = 3100.24	3100.24	83.56
9.	Forest	84.55	2.29
10.	Water Bodies	88.79	2.39
	<b>Total</b>	<b>3273.58</b>	<b>88.24</b>
	<b>Grand Total</b>	<b>3710</b>	<b>100.00</b>

## CHAPTER-15

**PROJECTIONS AND REQUIREMENTS**

Projections for the Development Plan have been worked out in view of analysis of surveys and studies and the anticipations emanated thereof on one hand and public aspirations, on the other. Population of Hamirpur Planning Area is anticipated to increase to 82835 by the year 2021. As 31.08 percent of the total population is anticipated to be work force, there are likely to be 25747 workers, for whom provision of work areas is envisaged in the Development Plan. Landuse-wise projections and requirements are as under:-

**15.1 Residential Use.**— In order to cater for the requirements of housing for the anticipated population of 82835 persons in the Planning Area by the year 2021, at the rate of 4.51 persons per family norm, 18367 dwelling units shall be required. In view of present trend of low residential density, at the rate of 100 persons per hectare, 828.35 hectares residential area is required to cater for the Planning Area population. As 233.34 hectares area is existing, therefore, 595.01 hectares area is additionally required for the purpose.

**15.2 Commercial Use.**— There are 2610 shops in the Hamirpur Planning Area. In view of increase in number of tourists, projected population and dependent population of 2,55,831, it is anticipated that 5450 shops shall be required by the year 2021 maintaining the same proportion. The land required for shops @ 40 sqm area per shop which includes parking and circulation area works out to 21.80 hectares. Beside this, an area of 12.00 hectares is required for Wholesale Ware Housing Activities and Shopping Centre at three places each on Daruhi, Dranbsai and Gharyana Brahmna villages. Thus total requirement works out to 33.80 hectares. As existing area under commercial use is 10.73 hectares, therefore, total additional requirement works out to 23.07 hectares.

**15.3 Tourism Use.**— In order to cater for the anticipated 2000 tourists in a day during the peak season by the year 2021, land required @ 40m<sup>2</sup> area per tourist works out to 8.00 hectares. As 0.39 hectares is existing area under tourism use, therefore, 7.61 hectares land is an additional requirement.

**15.4 Industry Use.**— In order to cater for the requirements of anticipated secondary work force of 5150 workers, @ 50 sqm area per worker, an area of 25.75 hectares + 1.00 hectare for shifting of non-confirming units of raw mills etc, hence, total area of 26.75 hectares is required for Industry by the year 2021. As 2.60 hectares is existing area, therefore, 24.15 hectares additional area is required to be provided.

**15.5 Public and Semi Public.**— An area of 126.32 hectares is existing under utilities, facilities and services. It is anticipated that an area of 35.52 hectares shall be required more for providing various facilities of Regional to Cluster level in the Planning Area by the year 2021 as per requirements calculated in the attached separate sheet :—

Table - 15.1

## Additional Requirement of Area for Facilities &amp; Services-2021

Sl. No	Facility	Level/Population	Existing Facility	Future Requirements	Area Unit (in hect.)	Total Requirements (in hect.)	Existing area (in hect)	Additional area required (in hect.)
1.	National Institute of Technology.	Regional	1	-	61.00	61.00	61.00	-
2.	B.Ed. College	Regional	-	1	1.00	1.00	-	1.00
3.	SCB PG Degree College	Regional	1	-	8.00	8.00	8.00	-
4.	Girls College	Regional	-	1	3.00	3.00	-	3.00
5.	Polytechnic	Regional	1	-	12.91	12.91	12.91	-
6.	G.I.T.I	Regional	1	-	0.50	0.50	0.50	-
7.	Sr. Sec. School	5000 to 10000	10	1	1.50	16.50	5.00	11.50
8.	High School	5000 to 6000	6	6	1.00	12.00	6.00	6.00
9.	Primary School	2000 to 2500	22	11	0.40	13.20	8.80	4.40
10.	Nursery School	2 in each sector.	8	14	0.10	2.20	0.80	1.40
11.	Zonal Hospital	Regional	1	-	2.00	2.00	2.00	-
12.	Old age Home	Regional	-	1	0.40	0.40	-	0.40
13.	Veterinary Dispensary	1 for 2 sector	1	5	0.10	0.60	0.10	0.50
14.	Distt. Ayurvedic Hospital	Regional	1	-	0.60	0.60	0.60	-
15.	Ayurvedic/Civil Dispensary.	15000	2	4	0.12	0.72	0.24	0.48
16.	Library	Town Level	1	-	0.40	0.40	-	0.40
17.	Community Hall	Sector Level	1	10	0.10	1.10	0.10	1.00
18.	Club	Sector Level	2	9	0.10	1.10	0.20	0.90
19.	Auditorium	Town Level	-	1	0.30	0.30	-	0.30
20.	Post & Telegraph Office	Town Level	1	-	0.40	0.40	0.40	-
21.	Sub-Post Office	Sector Level	7	4	0.01	0.11	0.07	0.04
22.	Electric Sub-Station	One for 2 Sector.	2	4	0.10	0.60	0.20	0.40
23.	Police Station	Town Level	1	-	0.40	0.40	0.40	-
24.	Police Line	Regional Level.	1	-	6.62	6.62	6.62	-
25.	Police Post	Sector Level	-	10	0.01	0.10	-	0.10
26.	Fire Station	Town Level	1	-	0.40	0.40	-	0.40
27.	Petrol & Diesel Filling Station	1 for 2 sector	2	4	0.40	2.40	0.80	1.60
28.	LPG godown	1 for 2 sector	2	3	0.40	2.00	0.80	1.20
29.	Meditation & spiritual centre	Regional level.	-	1	0.50	0.50	-	0.50
	<b>Total</b>	-	-	-	-	<b>151.06</b>	<b>115.54</b>	<b>35.52</b>

It is, anticipated that number of workers in the Government and Semi-Government Offices is likely to increase to 8763. At the rate of 30 sqm space requirement for each employee 26.29 hectares area is required to cater for requirement of employees. As 10.78 hectares is existing area, therefore, 15.51 hectares additional area is required for red integration of Government complexes by way of re-adjustment and vertical construction to ensure optimum utilization of scarce resources. The existing Government and Semi-Government offices along Hamirpur-Sujanpur road as well as at other locations in the town have adequate space. Presently there are single or double storeyed constructions in their premises. In order to cater for requirements of future, it is proposed to create additional floor space on the existing buildings. Provision for parking is to form an integral part of planning and design of office complexes.

The existing area occupied by National Institute of Technology a National level institute has occupied 61 hect. area which is sufficient and it is anticipated that no additional area shall be required by the plan period i.e. upto year 2021.

In view of above total area under Public and Semi Public use works out to 177.35 (151.06 + 26.29) hect. of requirement for Government & Government Offices. Out of which existing area is 126.32 hect ( i.e. 115.54 hect. of facilities and service + 10.78 hect. of Government & semi Govt. Offices) and additional area required is 51.03 hectares i.e. (Facilities and Services 35.52 hectares + Government and Semi Government Offices 15.51 hectares.)

**15.6 Parks and Open Spaces Use.**— The town lacks in organised parks and open spaces. Local Parks are therefore, required to be developed at cluster/sector level. At the rate of standard of 0.30 hectares per 1000 population, 24.85 hectares land is required to cater for population of the Planning Area by the year 2021. As 0.10 hectares area is existing, therefore, 24.75 hectares area is more required. It is also proposed to shift the existing Tehsil office where a beautiful park be developed in the same complex, which is otherwise, a heritage building of the Town . Music Fountain, light and sound system may also be provided to have recreational facilities.

**15.7 Traffic and Transportation Use.**— An area of 62.94 hectares is under the existing transportation network. Town level, inter-sectoral, sectoral and cluster roads are required to be developed in the Planning Area. An area of 3.00 hectares is required to cater for requirement of parking for 200 trucks by the year 2021. Present bus stand has quite inadequate area which is required to be shifted to Dang Kwali in 3 hectares area to cater for future requirement and present bus stand will serve as local bus stand. Truck Stand functioning at Pucca Bharo has inadequate area and needs to be shifted to Lalhari for which 3 hectares area is proposed. 5 hect. area has

been proposed for Transport Nagar at Daruhi along the National Highway. Parking requirements of each land use zone have to be met locally. In order to cope up with the traffic pressure in exiting congested town, sizeable parking lots to cater for two times of traffic volume by the year 2021, are required to be provided, at outskirts of the existing town, along major Highways and within the town by dismantling of old PWD Rest House, Police Station and part of Tehsil complex is also proposed where parking lots shall be developed and these offices may be shifted to SDM Office by raising additional floor. An additional area of 160.69 hectares is required for proposed new roads and widening of the existing roads to be constructed with in the Hamirpur Planning Area. Thus total land required under Traffic and Transportation use works out to 237.63 hect. (62.94 + 3.00 + 3.00 + 5.00 + 3.00 + 160.69) hence, additional land required is 174.69 hect.

**15.8 Agriculture and Government land.**— An area of 900.31 hectares as shown in table below is an additional requirement under different uses which shall be met out of 3100.24 hectares of existing Agriculture and Government land hence, proposed land under the head is 2199.93 hectare.

**15.9 Forest Use.**— The land under Forest Use. i.e. 84.55 hectares shall remain as such, which also includes 20 hect. land earmarked for proposed Botanical and Zoological Park in Chanwal village.

**15.10 Water Bodies Use.**— The land under Water Bodies i.e. 88.79 hectares shall remain as such. The total additional area requirements are summed up as under :—

**Table-15.2**

**ADDITIONAL AREA REQUIREMENT FOR URBAN USES**

Sl. No.	Description	Proposed Area in Hect.	Existing Area in Hect.	Additional Area in Hect.
1	2	3	4	5
1.	Residential	828.35	233.34	595.01
2.	Commercial	33.80	10.73	23.07
3.	Tourism	8.00	0.39	7.61
4.	Industry	26.75	2.60	24.15
5.	Public & Semi Public.	177.35	126.32	51.03

1	2	3	4	5
6.	Parks and open spaces.	24.85	0.10	24.75
7.	Traffic and Transportation.	237.63	62.94	174.69
	<b>Total</b>	<b>1336.73</b>	<b>436.42</b>	<b>900.31</b>
8.	Agriculture & Govt. Land	2199.93	3100.24	-(900.31)
9.	Forest	84.55	84.55	—
10.	Water Bodies	88.79	88.79	—
	<b>Total</b>	<b>2373.27</b>	<b>3273.58</b>	—
	<b>Grand Total</b>	<b>3710.00</b>	<b>3710.00</b>	—

## CHAPTER-16

### DEVELOPMENT PROPOSALS

**16.1 Planning Perspective.**— The Development Plan caters for three levels namely the Municipal Area, Planning Area and Influence Zone with a radius of about 20 kilometres. It envisages for the requirements of population of Planning Area, dependent regional population and tourists during peak season. The proposals have been finalised in view of community aspirations, effective role of local bodies, and by inculcating the participatory approach of private and public sectors. The Development Plan is contemplated as a document of common man, a document of the public/community and that of the local bodies, authorities and the Governance.

**16.2 Land Allocation Mechanism.**— Allocation of developable land for different uses to meet with the requirements for the next 20 years *i.e.* upto the year 2021 is made and proposed land-use structure devised accordingly. The various landuses have been proposed keeping in view the availability of developable land in each sector, holding capacity in terms of population and activities, existing landuse of the area, development potentials, conformity of landuse of its surrounding areas, threshold population for facilities, locational attributes of amenities, site characteristics, convenient distance of work areas from residential area, land values etc.

Out of 3710 hectares of land within Planning Area, 1336.73 hectares (36.03%) is proposed for urban uses whereas 2373.27 hectares of land (63.97%) has been retained under Agriculture, Forest and Water Bodies uses. The 828.35 hectares (22.32%) is proposed for low density residential use. As the Government land is scarce almost entire infrastructural development including roads, commercial



activities, residential activities, have to take place on the land of individuals, in accordance with population of the area, topographical conditions and potentials & propensities of land. The land owners, however, resist for any sort of proposal for community uses and compel the authorities to change the proposals. Approach of negotiated proposals has, therefore, been envisaged in the Development Plan. Further detailing of proposals will have to be done in accordance with prescribed zoning and sub-divisions regulations by the local bodies in primarily built up areas, the Revenue Department and the Development Authority through limited land acquisition, land pooling reconstitution mechanism involving land owners in the new areas.

Uses pertaining to various economic activities alike trade, commerce, tourism, posh industries and income generating amenities have not an adequate sustainability, if they are segregated and provided separately in patches. A tug of economic war is going on in the area occupied by various economic pursuits and they are in search of permutation and combination of set of activities on the subsequent floors. Similarly, facilities and services alike schools of lower order, nursing homes, banks, telephone exchange and other financial institutions can be well run on the first and second floors of pre-dominant economic activities areas. On the contrary to the Government and Semi-Government Offices, Postal Facilities, Police Service etc. are essentially needed by the town and sectors, they do not find any viable placing on the ground and thus, have answered for their establishments on the subsequent floors of the buildings meant for economic activities. The Development Plan, therefore, addresses the central and local activities for town level/regional and sectoral pursuits respectively. The related requirements thereof including parking, parks, open spaces and circulation networks are to be detailed out in view of the local setting in accordance with the prescribed zoning regulations.

**16.3 Residential Use.**— On the basis of residential density of 100 persons per hectare, an area of 828.35 hectares (22.32%) has been proposed for the residential purpose. The residential areas are proposed to be developed in surroundings the Municipal Area and around the existing settlements.. Local activities of cluster level enlisted in Table 15.1 alike nursery and primary schools, dispensaries, parks, toilets etc. form an integral part of the residential areas and are to be detailed out during the course of preparation of Sectoral Plans and Schemes.

In Hamirpur Planning Area, as the residential development is envisaged to come primarily on the private lands on one hand and acquisition being not preferred by the land owners, the onus of development of residential areas vest with them. The land owners are to ensure either planned sub-divisions of land or land pooling



and reconstitution of the plots and accordingly development therein, ensuring provision of convenient shopping, basic service infrastructure including water supply, sewerage drainage, electric supply, road and other requisite facilities and services in view of creation of plots. The owners may construct houses only for their own purpose without exhausting this process. The housing areas are proposed to be developed by integrating future work areas and evolving safeguards for forest areas. The proposed housing sectors/clusters are proposed to be developed on the neighbourhood principles of self-sufficiency by making provision of requisite infrastructure therein. The concerned local body/panchayat will be responsible for ensuring the implementation of basic services and infrastructure at local level, by raising the resources through process of undertaking remunerative schemes in the area on land to be got surrendered in its name during the course of Land Pooling and Reconstitution mechanism. In case bigger chunks of vacant land the same are to be developed by the Development Authority which has to play an effective role.

**16.4 Commercial Use.**— 3 modernised shopping centres are proposed to be developed alongwith sizeable shops and requisite infrastructure, so that it acts as a model for the region. Moreover, the Development Plan envisages to prepare improvement schemes for the existing shopping centre to ensure improvement in environmental quality. A scheme under the programme of Integrated Development of Small and Medium Towns (IDSMT) has already been launched in the central area on the land of Nagar Parishad Hamirpur. A total area of 33.80 hectares (0.91%) has been proposed for Commercial Use which includes 23.07 hectares additional area, out of which 12.00 hectares area is proposed for Wholesale Ware Housing and new shopping complexes.

**16.5 Tourism Use.**— Hamirpur is to continue as a base station for tourists related to Trade & Commerce being a central place of Himachal Pradesh and having daily up-down facilities almost to all places of the State. The development of tourism in and around Hamirpur call for systematic and planned development, check on encroachments, cleanliness of town, integration and publicity of local as well as surrounding attractions, like Palace and Chowgan at Sujampur, Baba Balak Nath Temple, Deotsidh & Jawalaji Temple and provision of basic amenities at genuine rate. The tourism has been allocated an area of 8.00 hectares (0.21%), including 7.61 hectares as an additional area for the purpose. It includes the area require for boarding and lodging of future tourist traffic which may come up anywhere within the urbanisable limits of the Hamirpur Planning Area alongwith other conforming land uses.

**16.6 Industry Use.**— Out of anticipated requirement of 26.75 hectares (0.72%) for Industry, 4.40 hectares has been proposed for Tarpane Refined & other allied industries at Kehdoo. Rest of the 22.35 hectares land is proposed for miscellaneous industries at Baroha on Jahu road to accommodate agro based, horticulture and forest based industries etc. in form of organized industrial area.

**16.7 Public and Semi Public Use.**— The Public and Semi-Public Use includes utilities, facilities, services, Government and Semi-Government offices and Institutions. The Utilities i.e. water supply, sewerage, drainage, electricity, telephone establishments, garbage disposal etc. and Facilities like education, health, postal, police, fire fighting, banking etc. besides Government and Semi-Government offices and specialized Institutions like National Institute of Technology, etc. have been given due consideration for allocation of a land for this purpose in the Development plan. These Institutions have extraneous influence zone beyond the immediate hinterland in the State as well in the Country. These institutions are proposed to be developed through their own mechanism by the respective authorities. These have an adequate space available in their complexes and the Development Plan incorporates their proposals/master plans, as contemplated by these institutions. The existing land under utilities (4.90 hectares), facilities and services (36.73 hectares). The Government and Semi Government office (10.78 hectares) and specialized Institutions (73.91 hectares) is 126.32 hectares and additional requirement of 51.03 hectares is anticipated by providing utilities, facilities and services in the Planning Area by the year 2021. Accordingly 177.35 hectares (4.78%) of land is propose under Public and Semi-Public use.

**16.8 Parks and Open Spaces Use.**— An area of 24.85 hectares (0.67%) has been proposed for organised parks and open spaces which includes 0.10 hectares existing area and 24.75 hectares additional area. The forests in and around the town are also serving as Parks and Open Spaces. Besides this a Botanical and Zoological park has also been proposed in the Chanwal Village abutting Hira Nagar in forest land and it is also proposed to convert the existing tehsil complex into park having the facilities of Music Fountain.

**16.9 Traffic and Transportation Use.**— As the town has grown around junctions of National Highway 70, National Highway-88, Hamirpur-Palampur State Highway, Hamirpur-Jahu road, Hamirpur-Dhaneta Road, there is a lot of regional traffic on these narrow roads for which improvement in road network is proposed in the shape of bye-pass road.

The Development Plan envisages to provide parking lots on outskirts of the existing built up area to meet with the requirements of increasing traffic volume on major entry points to already congested town, namely near Lalhari, Pacca Bharo, Partap Nagar. An area of 237.63 hectares (6.41%) has been proposed for Traffic and Transportation Use, out of which 62.94 hectares is an existing area occupied by roads and parking spaces and 174.69 hectares is additional requirement which includes 3.00 hectares of land for parking of trucks and 5.00 hect. for Transport Nagar.

**Table- 16.1**

**Proposed Land use For Hamirpur Planning Area-2021**

Sl. No.	Land Use	Total Area (In Hectares)	Percentage
1.	Residential	828.35	22.33
2.	Commercial	33.80	00.91
3.	Tourism	8.00	00.22
4.	Industry	26.75	00.72
5.	Public and Semi-Public	177.35	04.78
6.	Parks and open spaces	24.85	00.67
7.	Traffic and Transportation	237.63	06.40
8.	Agriculture & Govt. land	2199.93	59.30
9.	Forest	84.55	02.28
10.	Water Bodies	88.79	02.39
	<b>Grand Total</b>	<b>3710.00</b>	<b>100.00</b>

## CHAPTER-17

### PLAN IMPLEMENTATION

The Development Plan contains provision for a projected population of 82835 people which is anticipated to occupy Hamirpur Planning Area by the end of year 2021 through period of 20 years. The total area covered within Hamirpur Planning Area is 3710 hectares. The 84.55 hectares of land covered under Forest. 84.55 and 88.79 hectares under Water Bodies has been retained as such. An acute shortage of funds for acquisition of land for public purposes is a great challenge to the administration to ensure a sustainable integrated development pattern. It has, therefore, been proposed to adopt a people's participatory approach for an optimum accomplishment. It will only be possible with the joint efforts of the Development Authority, Nagar Parishad and Gram Panchayats included in the Hamirpur Planning Area and the department of Town and Country Planning which is nodal agency for planning in the State.

Out of 3710 hectares Planning Area, additional area required for various uses upto the year 2021 works out to 900.31 hectares. Though phasing, costing and implementation of Development Plan is to be contemplated by integrating it as part of Five Year Plans and keeping in view development priorities to meet needs of growing population, yet in view of socio-economic dynamics likely to persist after the course of five years on one hand and in consonance with the national policy of preparation of rolling plans on the other. The programme for implementation of each successive phase has to be worked out in view of reviewing at interval of 5 years time frame *i.e.* after each phase. For implementation of Development Plan, services land have necessarily to be developed in view of planning provisions to the channelise growth of the town according to the Development Plan. In implementation of this Development Plan, Nagar Parishad Hamirpur, Panchayats and Development Authority are proposed to play an instrumental role for bulk services, however, the State Government has to make allocation either to Development Authority or to infrastructural Departments.

**17.1 Phasing.**— The development Plan is a regulatory instrument to guide the development through 20 years. Since it is not possible to clearly foresee the entire scenario with reference to the financial aspects that is likely to emerge over such a long period, therefore, the Development Plan is considered to be a long term policy document which is to serve as a guide for development and must be reviewed after every five years to incorporate all the changes on priorities. The first phase is

very important as it gives lead to the development pattern that is to be followed in subsequent phases.

**17.1.1 First Phase-2002-2006.**— First phase of the Development Plan has been proposed to have the following contents:—

1. Preparation of land pooling and reconstitution scheme measuring 10.00 hectares at Daruhi Village.
2. To arrange land for construction of internal vehicular roads measuring 160.69 hectares in various sectors by land acquisition and development.
3. Acquisition of land for proposed commercial complex and Wholesale Ware Housing measuring 12.00 hectares.
4. Acquisition of land for proposed Bus Stand measuring 3.00 hectares.
5. Acquisition of 8.00 hectares of land for truck parking and Transport Nagar and Parking of Light Vehicles.
6. Shifting of Tehsil, Police Station and old PWD Rest House from Shiv Nagar.

**17.1.2 Subsequent Phases.**— After review of the implementation process of previous phase the process shall continue as per priorities.

## **17.2 Costing**

**17.2.1** The Plan envisages that the residential development is to be ensured by the land owners by sub-divisions and Nagar Parishad and Panchayats through mechanism of 'Land Pooling and Reconstitution'. The 5.00 metres and 7.00 metres wide roads are to be developed by Nagar Parishad/Panchayats by raising funds from the beneficiaries. Roads with a width of 9.00 metres, 12.00 metres and 15.00 metres are to be implemented by the Development Authority by raising development charges through implementation and realization of remunerative uses in the activity zones. However, the cost of arterial roads including bye-passes, bulk water and electric supply is to be borne by obtaining funds through plan allocation from the State Government and the same is to be realized subsequently from the beneficiaries.

**17.2.2 Major Community Proposals and Costing.**— The Cost of different proposals proposed to be taken under First Phase has been worked out as under :—

Table 17.1

**Cost Estimate for the First Phase 2002-2006**

Sl. No	Description	Area (In Hectares)	Rate (In Unit Lacs) Rs. Paisa	Unit	Amount (In Lacs) Rs. Paisa	Remarks
1.	<b>Preparation of land Pooling Scheme :</b> * Acquisition Of Land	10.00	—	Hect.	Nil	Acquisition cost not taken into account as scheme to be formulated after arranging land through Land Pooling mechanism..
	* Administrative Expenditure	—	—	—	Nil	As work is to be done by the existing staff.
2.	<b>Construction of internal roads :</b> * Acquisition of land	160.69	45	Hect.	7231.05	* Rate has been taken from H.P. Revenue authorities.
	* Construction of roads	10.00 km.	16.80	K.M.	168.00	* Rate has been taken from HP Public Works Department.
3.	<b>Construction of Transport Nagar, Truck Terminals, Bus stand 5+3+3=11 hect. :</b> * Acquisition of land	11.00	45.00	Hect.	495.00	Rate has been taken from H.P. Revenue Deptt.
4.	<b>Construction of Commercial Complex and Wholesale Ware Housing i.e. acquisition of land :</b> * Commercial Complex	8.00	45	Hect.	360.00	
	* Whole sale Ware Housing	4.00	45	Hect.	180.00	Rate has been taken from H.P. Revenue authority.
5.	<b>*Shifting of Existing Tehsil, Police Station and Bus Stand Complex :</b> * Construction of new complex 1.30 hect.	Lump sum	Lump sum		150.00	
6.	Parking for trucks * Acquisition of land	3.00	45	hect.	135.00	*Rate has been taken from H.P. Public Works Department.
7.	Constructing of Music fountain Park	Lump sum			40.00	
	<b>Total</b>	—	—	—	<b>8759.05</b>	<b>Say Rs. 8760 Lacs only</b>

### 17.3. *Financing :*

**17.3.1** The cost of residential development including road network, sewerage, drainage, electrification, parks, open spaces, parking, local convenient shopping etc., is to be borne by the land owners either themselves in respect of their land holdings or by way of land pooling and reconstitution mechanism in respect of small irregular holdings of different owners. The benefits likely to occur by way of sale of plots by virtue of enhancement of land values due to planned efforts would be more than sufficient to meet with the cost of development. On the basis of demarcation of plots in view of duly approved sub-division land pooling and reconstitution scheme by the Director, Town and Country Planning Department, Himachal Pradesh. The land owner may get advance from the likely purchasers for development purposes. The two organized commercial complex on 8.00 hectares of land are to be developed by the Development Authority/Co-operative Societies. The Wholesale warehouse complex on 4.00 hectares is to be developed by the HP Marketing Committee. The H.P. Department of Industries/H.P. State Industrial Development Corporation will be responsible for development of industrial area. Similarly, the respective Departments/Government undertaking by raising resources from the beneficiaries will be responsible for development of utilities, facilities and services including water supply, sewerage, drainage, electrification, telephone etc. at the town level. The Government and Semi-Government offices are to be developed by the respective Departments either by raising their own resources or by obtaining funds from the Government. Town and sector level parks may be developed by the Development Authority by arranging land for the purpose. The Truck parking in vicinity of Dugga is to be developed by the Development Authority by raising funds from the beneficiaries in due course of time, by charged parking.

**17.3.2** In case the "Land Pooling and Reconstitution" mechanism does not succeed, the land has to be acquired for implementation of the Development Plan. In such circumstances the cost of land for 10.00 hectares to be acquired shall be @ Rs. 45.00 lacs per hectare *i.e.* Rs. 450.00 lacs and the development cost of the land shall be @ 4.00 lacs per hectare *i.e.* Rs. 40.00 lacs. Thus total cost works out to be Rs. 490.00 lacs or say Rs. 500 lacs. This will be in addition to Rs. 8760 lacs as estimated under Table 17.1 above. In view of above explained circumstances the total cost shall be Rs. 8760 lacs + Rs. 500 lacs = Rs. 9260 lacs only.

**17.4 *Implementation.***— Besides landowners, Nagar Parishad, Gram Panchayats and Development Authority shall be responsible for creation of services land. However, overall control on implementation of proposals of Development Plan in terms of landuse, zoning and sub-division regulations shall vest with the

Director, Town and Country Planning Department, Himachal Pradesh. To assess achievements of each phase and to orient the Development Plan according to changing needs as well as to cater for unforeseen factors, it is envisaged to review this Plan after the completion of period of each phase.

In order to ensure inter-departmental co-ordination, a committee under the chairmanship of Deputy Commissioner, Hamirpur is hereby recommended. It shall have following members :—

1.	Deputy Commissioner, Hamirpur	<i>Chairman</i>
2.	S.D.M., Hamirpur	<i>Member</i>
3.	Tehsildar, Hamirpur	<i>-do-</i>
4.	Executive Engineer (B&R), H.P.P.W.D, Hamirpur	<i>-do-</i>
5.	Executive Engineer(I&PH), Hamirpur	<i>-do-</i>
6.	Executive Engineer (HPSEB), Hamirpur	<i>-do-</i>
7.	DFO, Hamirpur	<i>-do-</i>
8.	President, MC, Hamirpur	<i>-do-</i>
9.	Executive Officer, MC, Hamirpur	<i>-do-</i>
10.	Regional Manager, HRTC, Hamirpur	<i>-do-</i>
11.	Pradhans, Gram Panchayats in Planning Area, Hamirpur,	<i>-do-</i>
12.	Executive Engineer(NH)	<i>-do-</i>
13.	Three Key NGO's	<i>-do-</i>
14.	Town & Country Planner, Hamirpur	<i>Member -Secretary</i>

The Committee may meet at least twice in a year and devise ways and means to ensure implementation of development plan proposals.

## CHAPTER-18

### ZONING AND SUB-DIVISION REGULATIONS

#### 18.1 REGULATIONS

#### 18.2 Procedure:

(a) The application for development of land to be undertaken on the behalf of the Union or State Government under Section 28 and under Section 29 by a local authority or any authority specially constituted under the H.P. Town and



Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-11 of the H.P. Town and Country Planning Rules, 1978.

(b) The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, local authority or any authority specially constituted under the H. P. Town & Country Planning Act, 1977 shall be in such forms along with the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H. P. Town and Country Planning Rules, 1978 and in case of change of land use from already specified use of the development plan, fee in respect of other uses as perscribed shall have to be deposited,

(c) The application under Section 30-A for construction of farm house for agricultural purpose shall be a simple application to the Director for seeking his permission subject to the conditions as envisaged under Section 30-A of the H.P. Town and Country planning Act, 1977.

(d) Apart from above the applicant shall furnish the following additional documents namely:—

- (i) Location Plan in the scale of 1:1000, indicating the land in question, main approach, roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
- (ii) Site Plan in the scale of 1:200 indicating the proposed site, approach roads, adjoining buildings, the existing sewerage and drainage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the tatima. Otherwise, suitable revenue document supporting/verifying the change in shape and area to be enclosed.
- (iii) Five sets of Plan, Elevation and Section in the scale of 1:100 or 1:50.

The Architectural drawings duly signed by the Registered Architect/ Planner/Engineer/Draughtsman alongwith his/her address and registration number.

- (v) Copy of Treasury Challan Form/Cash receipt *vide* which requisite fee has been deposited.

- (vi) Latest original Khasra map showing Khasra numbers of land in question with dimensions of plot boundaries adjoining Khasra numbers from all sides of plot and approached path with dimensions.
- (vii) Ownership documents such as copy of latest Jamabandi or attested photocopy of Registration Deed.
- (viii) In the site plan the distance of electricity line, from proposed development as per Indian Electricity Rules, 1956 (as amended time to time) in case, any electricity line is passing over or nearby the proposed site for development, be shown.
- (ix) A certificate from the Municipal Council/Gramar Panchayat and Revenue authority shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as public street as per the provisions of the Himachal Pradesh Municipal Act, 1994 in case land is made available by the owner of such land where no public road or path exists.
- (x) For the plots abutting National Highways, State Highways, Bye-passes and other Public Works Department scheduled roads, the No Objection Certificate (NOC) from Public Works Department shall be submitted as per the format appended below:—

#### **NO OBJECTION CERTIFICATE FROM H.P. PUBLIC WORKS DEPARTMENT**

The Himachal Pradesh Public Works Department has no objection on carrying out any development on land bearing Khasra Number \_\_\_\_\_ of revenue Village/Mohal \_\_\_\_\_ abutting National Highway/State Highway/Schedule Road by the owner Sh./ Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect to the provisions of the H.P. Road Side Land Control Act, 1968 in this behalf as shown in the site plan.

Executive Engineer,  
HPPWD Division/NH Division.

- (xi) Applicant shall have to submit any other certificate/documents/Plan e.g. No Objection Certificate (NOC) from the H. P. State Pollution Control Board, water and electricity availability certificates from the concerned departments etc. as may be required by the Director. For obtaining NOC from H. P. State Electricity Board, the same shall be submitted as per format appended below:—

## **NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD**

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land bearing Khasra Number \_\_\_\_\_ of revenue village / mohal \_\_\_\_\_ under the H.T/ L.T line by the owner Sh./Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect to the provisions of Indian Electricity Rules, 1956 in force in this behalf as shown in the site plan.

Seal (Competent Authority of  
Executive Engineer,  
Electrical Division,  
HPSEB.

(xii) Demarcation Certificate from revenue authority shall be submitted.

(xiii) An undertaking to the effect that the development shall be carried out as per structural design to be prepared and under supervision of the competent professional shall be taken from the applicant at the time of submission of planning permission case and structure stability certificate on its completion shall be obtained from both, applicant and consultant as envisaged under Section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 on the formats given below:—

### **FORMAT-I**

I do hereby undertake that the structure on revenue Khasra No(s) \_\_\_\_\_ of revenue Mohal \_\_\_\_\_ shall be carried out as per structural design to be got prepared from Structural Engineer and under his supervision.

Signature of the Applicant.

**FORM-II**

It is certified that the structure on revenue Khasra No(s) \_\_\_\_\_ of revenue Mohal \_\_\_\_\_ has been erected as per structural design given by Sh/Smt. \_\_\_\_\_ and under his/her supervision.

Signature of the applicant.

**FORMAT-III**

It is certified that structure on Khasra No(s) \_\_\_\_\_ of revenue Mohal \_\_\_\_\_ has been erected as per structural design given by me and under my supervision. I stand for structure stability of this structure.

Signature of the consultant.

**18.3 General Regulations**

The following general regulations shall apply to all development activities in each of the Landuse Zones in the Hamirpur Planning Area :—

- (i) No building or other structure shall be erected, re-erected or materially altered without the permission of the Director.
- (ii) General land use in the Development Plan has been contemplated for specific uses. However, mixed land use shall not be prohibited unless otherwise a particular land use is hazardous, contiguous in nature to the predominant use and fulfills the regulations fixed for the same at the time of coming into force of these regulations.
- (iii) No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations. All the plots registered prior to coming into force of freeze of existing landuse shall be treated as 'plots' irrespective of their size and shape subject to the condition that minimum 3.00 metres wide path abutting one side of the plot will be the basic requirement. If 3.00 m wide path is not available at site and if it is

lessor in width then the owner shall have to surrender the remaining area from his plot to make the path 3.00 metres wide.

- (iv) Areas zoned for Public/Semi Public Use and Parks and Open Spaces shall not be built upon in any way or use for any purpose other than parks, play grounds and recreations. These may, however, with the prior permission of the Director be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
- (v) The height limitations of these regulations shall not apply to all kind of religious buildings *e.g.* Temples, Yagyashala's, Mosques, Gurudwaras and Churches etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limit. The cornices and window sills may also project into any required yard.
- (vi) In the public interest and in the interest of town design or any other material consideration, the Director may permit change of landuse on specific ground(s) and may relax minimum size/area of plot, plot coverage, set backs, number of storeys and Floor Area Ratio (F.A.R) etc. The decision of the Director shall be final.
- (vii) The existing non-confirming uses of land and structures shall not be allowed in contravention of provision of Section 26 of the H. P. Town & Country Planning Act, 1977.
- (viii) Natural Nallahs which flows through land involving division shall be developed and maintained according to discharge of water.
- (ix) Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than one storey (3.50) metres, in any case, having a provision of diaphragm wall for step housing.
- (x) Development proposal for a part of land or khasra numbers shall not be considered and proposal for complete land holding shall be submitted, even if, planning permission is required for a part of the land holding. For rest of the land, if not proposed to be developed by the owner and also not proposed to be acquired by any authority for any development purpose, the owner shall have to submit an undertaking on this behalf that the rest of the land shall not be sub-divided and shall not be developed upto the plan period of the Development plan.

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- (xi) No wall, fence and hedge along any yard or plot shall exceed 1.50 metres in height.
  - (xii) On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede vision to avoid accidents and for smooth running of vehicular traffic.
  - (xiii) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
  - (xiv) In case of existing areas the Front and Rear set backs need not to be left and existing buildings line can be maintained provided further that the existing buildings are approved by the local body.
  - (xv) In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of the Development Plan by getting an additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership or use of such land which is earmarked for path or road shall be surrendered or transferred to the Development Authority or local body by owner(s) of the plot(s) without any compensation for maintenance purpose. The registering authority shall have binding with this provision to effect all registrations as per approved layouts from the Director Town & Country Planning or through authorized officers. In this regard Registering Authority shall effect transfer of mutations to the Government for surrendered lands for public roads, paths and facilities in favour of local body.
  - (xvi) The constructions conforming to the traditional hill Architecture with conical roof should be encouraged in hilly areas.
  - (xvii) Roof slab/chhajja projection over door/window openings shall be limited upto 0.45 metres over set backs on all sides.
  - (xviii) Maximum height of plinth level shall be 3.50 metres.
  - (xix) The set backs shall not be applicable to services like Electric Sub-Station, road side infrastructure/facilities such as rain shelters, auto services, landscaping etc. which are specifically permitted by the H. P. Public Works Department on the acquired width of a road with temporary structures.
  - (xx) In case of Petrol filling station the layout plan/norms of the Oil Companies like Indian Oil Corporation (I.O.C) etc. shall be adopted. However, on National Highways and State Highways the front set back shall be kept 8.00 metres. If the rear and side set backs are not

mentioned in the layout plan of I.O.C then the minimum sides and rear set backs shall be 2.00 metres.

- (xxi) No construction shall be permitted on a piece of land left with build able width less than 5.00 metres after maintaining set backs.
- (xxii) Not more than two dwelling units per floor shall be permissible in residential building constructed on plot having an area upto 250m<sup>2</sup> one additional dwelling unit for every additional 100sqm area shall be permissible on each floor.
- (xxiii) Minimum size of different parts of a building in rural part of planning area shall be as under:—

a. Habitable Room	Minimum floor area Minimum width	9.50m <sup>2</sup> 2.40 m
b. Kitchen	Minimum floor area Minimum width	4.50 m <sup>2</sup> 1.80 m
c. Bathroom	Minimum floor area Minimum width	1.80 m <sup>2</sup> 1.20 m
d. W.C.	Minimum floor area Minimum width	1.10 m <sup>2</sup> 0.90 m
e. Toilet	Minimum floor area Minimum width	2.30 m <sup>2</sup> 1.20
f. Corridor	For residential For other uses	minimum 1.00 m wide minimum 1.20 m wide
g. Stair	(i) For residential (ii) For Hotel/Flats/ Hostel/Group Housing/ Educational Institutions like School, College etc. (iii) Hospital/ Auditorium/Theatre/ Cinema Hall.	minimum 1.00 m wide minimum 1.50 m wide minimum 2.00 m wide
h. Width of treads without nosing	For residential For other uses	minimum 25 cm. for internal stair case minimum 30 cm. for internal stair case.
i. Height of riser (15 nos. maximum in a flight). (15 nos. maximum in a flight).	For residential For other uses	maximum 19 cm. maximum 15 cm.

## j. Spiral Stair Case

In commercial building of three or more storeys, provision of spiral stair case not less than 1.50 m dia with adequate head room height shall be permissible as fire escape in addition to regular stair case.

## k. Openings

For sufficient air and light, the windows and ventilators provided should have minimum area equivalent to 1/6th of the floor area.

## l. Balcony Projections

Maximum projection of 1.20 wide for balcony (complete open on atleast two sides) shall be permissible where a minimum set backs of 3.00 m is left with restriction in length upto 50% of building frontage.

- (xxiv) Parking floor shall be allowed on floor which comes at road level, subject to the condition that the height of parking floor shall be 2.30 metres. This parking floor shall be over and above the permissible FAR limits.
- (xxv) In case space as per requirement for parking is available in open, over and above the set backs, condition of parking floor shall not be insisted.
- (xxvi) Minimum and maximum height of floor shall be 2.70 m and 3.50 m respectively (for all land uses) and 25% variations in floor heights, if required, for specific functional requirement of an activity shall be permissible with restriction of overall height of the structure.
- (xxvii) Height of sloping roof zero at eaves and maximum 2.50 m. at centre shall be maintained.
- (xxviii) Construction in terraces shall be allowed to have a provision of additional storey subject to fulfillment of FAR provision.
- (xxix) 1/3rd area of the top floor shall be allowed as open terrace wherever sloping roof is provided.
- (xxx) Minimum front set back from the line of controlled width of the National Highways/State Highways and other H. P. Public Works Department roads (scheduled roads) falling within the Planning Area limits shall be 3.00 metres (except on land included in the inhabited sites of any village as entered and demarcated in the revenue records or on sites in Municipal



notified area or town area that are already built up). The minimum front set back from other roads and Municipal roads shall be 3.00 metres.

- (xxxi) Building shall not be put to use prior to issuance of completion certificate by the Director, Town and Country Planning Department in areas falling outside Municipal Council/Gram Panchayat but within the Planning Area.
- (xxxii) The procedure for issuance of No Objection Certificate (NOC) for water supply and electricity connections shall be as under:-
  - (a) Temporary= At plinth level.
  - (b) Permanent = On completion of dwelling unit/floor/whole building.
- (xxxiii) Any No Objection Certificate (NOC) issued by the Town and Country Planning Department shall be liable for withdrawal on breach of terms and conditions with references to the issuance of such NOC's and undertaking to this effect shall be rendered by the applicant.
- (xxxiv) No construction shall be allowed within a radius of 5.00 metres from the forest/green belt boundary and within a radius of 2.00 metres from an existing tree. The distance shall be measured from the circumference of the tree.
- (xxxv) Reconstruction shall be permissible on old lines. Any addition, if required, shall be allowed to the extent of 20% of existing built up area of ground floor subject to fulfillment of other planning regulations.
- (xxxvi) No construction shall be permissible above vision line (1.50 metres) on the valley sides of Highways/ major roads.
- (xxxvii) No construction shall be allowed in the vicinity of Sewerage Treatment plants/ community septic tank without obtaining No Objection Certificate from the Water Pollution Control Board with reference to safety saves distance from human habitant.
- (xxxviii) Provision for fire escape staircase in Public/Semi Public/Commercial buildings in addition to fire fighting equipments shall also be provided where vertical construction is to be raised more than 3 storey.
- (xxxix) Microwave/cellular signal relaying towers shall not be constructed above the residential/commercial buildings.

#### 18.4 *Sub-Division of Land Regulations*

(i) The sub-division of land into plots amount to “Development” under Himachal Pradesh Town and Country Planning Act, 1977 and as such whenever the provision of the Himachal Pradesh Town and Country Planning Act, 1977 shall be implemented, no person will sub-divide the land unless permitted to do so as per Rules/ Regulations framed under the Act *ibid*.

(ii) Similarly no “Registrar or Sub-Registrar can register any deed or documents of any sub-division of land unless the sub-division of land is duly approved by the Director, as per provisions contained under Section 16 of the Himachal Pradesh Town & Country Planning Act, 1977 and sub-division of land regulations as contained in this Development Plan.

(iii) The application for sub-division of land shall be submitted as per the procedure laid down under regulation 18.2.

(iv) The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting sub-division of land.

(v) The sub-division of land shall be permitted in accordance with natural profile topography (shown on a contour map) along with drainage of the land, access road, orientation, wind direction and other environmental requirements and according to prescribed landuse in the Development Plan. Natural flora and fauna shall be preserved unless site conditions prohibit. Plots shall be permitted at a right angle to the road with proper shape and dimension so that optimum use of the land is ensured.

(vi) The development of land shall not be permitted in area where basic services like paved roads, drainage, water supply, sewerage disposal, electricity, street lighting etc. do not exists or unless the applicant undertakes that these services shall be provided at his own cost.

(vii) The minimum width of path/road abutting one side of plot shall be 3.00 metres to cluster of plots not exceeding 5 in number. If number of plots exceeds 5 the minimum vehicular access shall be 5.00 m (with cul-de-sac) at the end for group of plots. Between 10 to 20 plots in number (1500 to 3000 sqm.) on one particular access, the minimum vehicular access shall be of 6.00 width. In case of plots exceeding 21 in number (3001m<sup>2</sup>) the minimum width of road shall be 7.00 metres.

(viii) In case of plots or land abutting the existing or proposed roads/paths, width of the same shall be increased to meet requirements of the Development Plan.

(ix) Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient upto 1:10 and additional width of carriage way shall be provided on curves for ensuring smooth flow of vehicular traffic which may not obstruct view or vista.

(x) Minimum area of a plot for a detached house shall not be less than 150 sqm. In case of plot meant for semi-detached and row housing the minimum area shall be 120 sqm. and 90 sqm., respectively.

(xi) Semi-detached house construction shall be permissible on plot ranging from 120-250 sqm. and row housing on plots ranging from 90-120 sqm subject to maximum number of such plots do not exceed 8 in a row after which a gap of 7.00 metres shall be left. Although minimum size of plot for construction in a row, with two common walls has been kept as 90 sqm. yet in exceptional circumstances, considering economic site conditions the minimum size of plots in a row, with two common walls, upto 60 sqm. for houses may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society. Minimum permissible distance between two blocks constructed on a plot shall be 5.00 metres.

(xii) The plots allotted by the Government under Gandhi Kutir Yojna, Indira Awas Yojna and Economically Weaker Section (EWS) Schemes may be considered and permission be accorded in relaxation of regulations.

(xiii) Minimum area of a plot for residential development in Group Housing Scheme shall be 0.50 Hectares (5000 sqm.).

(xiv) The minimum area for open/green space for the scheme having more than 5 plots shall be 750sqm. or 10% of the scheme area whichever is minimum. Where a sub-division of land involving plots exceeding 10 in number by individual colonizer or any Society is proposed the provision of parks/tot-lots and open spaces shall be made on a suitable location in the scheme. Such parks cannot be built upon and sold in any manner in future. Provision shall also have to be made for education, religious, socio-cultural and other community facilities based on actual requirements in the cases of sub division of land involving more than 5000 m<sup>2</sup> area. The ownership of such land shall be transferred/surrendered to the Development Authority/local Body for its development and future maintenance without any

compensation. Similarly, the area earmarked for roads/path shall also be transferred/surrendered to the Development Authority/Local Body without any compensation for development and maintenance as per provisions made under General Regulations 18.3 (xvii) and necessary entry in this effect shall be made in the revenue records.

(xv) While carving of plots the orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow unobstructed rain water discharge.

(xvi) Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 5% of the scheme area.

(xvii) Provision of Rain Harvesting Tank shall have to be made.

**18.5 Regulations for each landuse zone.**— The following regulations shall apply to each of the landuse zones as specified below:

#### **18.5.1 Residential Zone**

**18.5.1.1** The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

##### **18.5.1.2 Minimum area of plot.**

(a) The minimum area of residential plot of this zone shall be 150m<sup>2</sup>. for detached house. For semi-detached and row housing the minimum area of plot shall be 120m<sup>2</sup> and 90 sqm. respectively. In exceptional circumstances the area upto 60m<sup>2</sup> may be allowed considering economic/site conditions as explained in para 18.4 (xi) and 18.4(xii).

(b) The plot area as mentioned in Clause (a) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of the Development Plan.

**18.5.1.3 Maximum number of storeys.**— For residential houses the maximum number of storeys shall be 3+1 parking floor wherever feasible.

##### **18.5.1.4 Maximum height of building.**

- (a) Without Parking Floor:—13.00 metre (including maximum height of sloping roof.)
- (b) With Parking Floor:— 15.50 metre (including maximum height of sloping roof and 2.50 metres height of parking floor where feasible).

**18.5.1.5** The plot size/plot area, maximum coverage, set backs and maximum FAR shall be governed by following table :—

**Table-18.1**

Sl. No.	Plot size in square metres	Type of Housing	Maximum Coverage	Set backs in Metres				Maximum FAR
				Front Side	Left Side	Right Side	Rear Side	
1	2	3	4	5	6	7	8	9
1.	Upto 120	Row	65%	3.00	—	—	2.00	1.50
2.	121 to 250	Semi-Detached	60%	3.00	3.00	on one side	2.00	1.50
3.	151 to 250	Detached	55%	3.00	2.00	2.00	2.00	1.50
4.	251 to 500	Detached	50%	3.00	2.00	2.00	2.00	1.50
5.	501 and above.	Detached	40%	5.00	3.00	3.00	3.00	100

- Notes:** 1. Row housing means where two side wall are common walls and plots created specifically for row houses.
2. Semi-detached housing means where one side wall is common wall and plot created as such for this purpose.
3. Detached house means where there are no common walls and plots created as such for independent houses and above 150 sqm. in area.
4. Maximum permissible coverage shall be subject to fulfillment of prescribed set backs.
5. In case of corner plots width of plot and side set backs at one side of a plot shall be increased by 2.00 metres for providing proper sight distance on the curve.
6. Floor Area Ratio (FAR) means the ratio between the area of the plot and the total floor area of all the floors of the building *i.e.*

$$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

**Plot Area**

7. Minimum and maximum floor height for residential building shall be 2.70 metres and 3.50 meters respectively. For this purpose the basement/attic /mezzanine floors shall be counted as a storey.
8. Minimum width of path/road abutting one side of plot shall be 3.00 metres. In case the plot is located on existing or proposed roads/path having following Right of Ways (ROWs), the Front Set Back shall be left as under:—

Table-18.2

Sl. No.	Proposed Right of Way	Front set back (Minimum)
(i)	24 Metres	8.00 Metres
(ii)	18 Metres	8.00 Metres
(iii)	15 Metres	8.00 Metres
(iv)	12 Metres	5.00 Metres
(v)	9 Metres	4.00 Metres
(vi)	7 Metres and below	3.00 Metres

9. No projections and opening shall be provided on the sides of common walls in case of row housing and semi-detached housing. However, the owner of plots of either sides shall have an option to construct a common wall.
10. In case of irregular size of plots, the set backs shall be governed prescribed for the corresponding regular plot size.
11. In case of semi-detached house garage with a depth of 5.00 metre touching the rear boundary of the plot shall be permissible provided minimum side set back is 3.00 metre.

**18.5.2 Commercial Zone.—**

**18.5.2.1** The General Regulations as laid down under regulation 18.3 shall be kept in while permitting development in this zone.

**18.5.2.2 Minimum area of plot.**

**(a) Shops.—** The minimum size of plot for shopping booth shall be 2.50 metres × 3.50 metres and for shop it shall be 3.00 metres × 6.50 metres which can be, if required, relaxed in planned commercial area keeping in view the site

conditions and existing pattern of development. Maximum permissible built up area for individual shops shall not be more than 80% of the plot area and floor area ratio shall be restricted upto 2.0.

**(b) Organized Shopping Centre:**

- (i) The maximum coverage of the commercial area shall not be more than 50%. The 25% of the area for development shall be kept for parking in planned commercial complexes and remaining area shall be kept for movement space, landscape and for re creation. The layout indicating location of parking areas shall depend on the size of the commercial centres and its location and design which shall be approved by the competent authority.
- (ii) The maximum FAR for these shopping centres shall be 1.50.

**(c) Cinema :**

- (i) The plot area required for cinema is directly related with the capacity, adequate vehicular parking within premises, incidental shops and open spaces around the Cinema building for ventilation and safety measures against the fire hazards. The area thus, required for cinema plots shall be at the rate of 3.70 sqm. per seat capacity.
- (ii) The permissible coverage of total area shall be 50% of the plot area.
- (iii) Front set back will depend upon the location of Cinema plot and shall not be less than 10.00 metres. The set backs at sides and rear shall be 5.00 metres each. Adequate parking space for cars, scooters and cycles shall be provided.
- (iv) After permissible coverage of 50% of plot area, the balance area shall be used for parking space for cars, scooter, cycles etc. and for movement space, landscape and for recreation within the premises and for other incidental uses.

**(d) Hotels/Guest Houses.**

- (i) The Hotels shall be permitted in specified commercial areas. Minimum plot size for Hotel shall be 1000 sqm. and for Guest House shall be 250 sqm.

**18.5.2.3 Maximum number of storeys.**— For hotels maximum number of storeys shall be 3+1 parking floor which is compulsory. The short fall in parking, if any, shall be met out in open space and on the set backs.

**18.5.2.4 Maximum height of building :**

(a) The maximum height of hotel building shall be 15.30 metres (including 2.50 metres maximum height of sloping roof and 2.30 metres height of compulsory parking floor).

**18.5.2.5** The plot size/plot area, maximum coverage, set backs and FAR shall be governed by following table:—

Table-18.3

Plot size in Square Metres	Maximum Coverage	Set backs in Metres				Maximum FAR
		Front Side	Left Side	Right Side	Rear Side	
1	2	3	4	5	6	7
Hotel	—	—	—	—	—	—
Upto 1000	40%	10.00	5.00	5.00	4.00	1.75
Above 1000	40%	10.00	5.00	5.00	4.00	1.40
Guest Houses.	—	—	—	—	—	—
250 to 1000	50%	3.00	2.00	2.00	2.00	1.75
Above 501 upto 1000.	50%	5.00	3.00	3.00	3.00	1.50

The Hotels/Guest houses shall be permitted provided following regulations are met with:—

- (i) The proposed Guest Houses /Hotels must have a vehicular access atleast with a width of not less than 5.00 metres.
- (ii) The proposed Guest Houses/Hotels must have congenial environment including open spaces around and should not in any manner be detrimental to the residential houses around.
- (iii) Each suit shall have an attached independent toilet.
- (iv) Guest Houses with maximum 5 rooms can also be permitted in Residential landuse zone.



**Notes :**

- (i) The minimum and maximum plot size/area as mentioned above shall not be applicable to the cases where sub-division of land has taken effect before the commencement of this Development Plan.
- (ii) Front set back of 3.00 metres which will form an arcade and rear set back of 2.00 metres is must for commercial plots *i.e.* shops with built up area upto 20m<sup>2</sup>.
- (iii) The side set backs shall not be necessary in commercial zone having common walls of shops, but in newly developed commercial area 7.00 metres wide alley (gap) shall be left after each block of not more than 45.00 metres in length.
- (iv) If a commercial building /plot abuts on two or more streets (path/roads) the building plot shall be deemed for the purpose of this regulation to face upon the street (path/road) that has greater width.
- (v) Every commercial plot should have minimum vehicular access at least with a width of not less than 5.00 metres.
- (vi) Parking floor shall be compulsory for Hotels. The shortfall in parking, if any, shall be met out in open over and above the Set Backs.
- (vii) Adequate parking space for cars, scooters, bicycles etc. shall be provided in case of Cinema/Guest House plots.
- (viii) Parking if proposed on existing/proposed roads shall not be permitted in any case.
- (ix) Minimum width of road abutting one side of plot shall be 5.00 meters. In case the plot is located on existing or proposed roads/path having following Right of ways.

(ROWs), the Front Set back shall be left as under :—

Sl. No.	Proposed Right of Way	Front set back
(i)	24 Metres	8.00 Metres
(ii)	18 Metres	8.00 Metres
(iii)	15 Metres	8.00 Metres
(iv)	12 Metres	5.00 Metres
(v)	9 Metres	4.00 Metres
(vi)	7 metres	3.00 Metres

### 18.5.3 *Tourism/Industrial Zone :*

**18.5.3.1** The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in these zones.

**18.5.3.2** For Tourism use/activities the regulations as prescribed for Commercial Zone under regulation 18.5.2. (d), 18.5.2.3, 18.5.2.4 and 18.5.2.5 shall also be applicable to the Tourism use/zone.

**18.5.3.3** For Industrial use/activities following regulations shall be applicable:—

**(i) Minimum area of plot :**

(a) The minimum area of an industrial plot for small-scale industry shall be 250-500 sqm.

(b) The services/light manufacturing industries shall have plot area between 501 to 1000 sqm.

(c) The minimum area of medium industry shall be from 1001 to 5000 sqm.

(d) The minimum plot area for a heavy industry shall be above 5000 sqm.

(e) The Plot area as mentioned in clause (a) to (d) above would not be applicable to the cases where the sub-division of land has taken effect before the commencement of this Development Plan.

(f) The individual plots, if any, created/allotted by the H. P. State Industrial Development Corporation or any other authority prior to coming into force the commencement of this Development Plan, the above plot area under clause (a) to (d) would not be applicable.

(g) The layout and design of industrial area if any, shall be as per requirement of the Industry and shall be got approved from the Director.

**18.5.3.4 Height of building.—** The minimum floor/storey height of industrial building shall be 3.60 metres and sloping roof height shall be in accordance with volume of the structure.

**18.5.3.5** The plot size/area maximum coverage, set backs and F.A.R. shall be governed by following table:—

Sl. No.	Type of Industry	Plot size in Square metres	Maximum Coverage	Set back in Metres				Maximum FAR	Max. height (in metres)
				Front Side	Left Side	Right Side	Rear Side		
1	2	3	4	5	6	7	8	9	10.
1.	Small Scale Industries.	250 to 500	60%	3.00	2.00	2.00	2.00	1.50	15.00
2.	Service/Light Industries.	501 to 1000	60%	5.00	2.00	2.00	3.00	1.25	15.00
3.	Medium Industries.	1001 to 5000	55%	10.00	5.00	5.00	5.00	1.00	15.00
4.	Heavy Industries.	Above 5000	50%	15.00	7.50	7.50	7.50	0.90	15.00

*Notes :*

(i) Minimum width of path/road abutting one side of plot shall be 5.00 meters. In case the plot is located on existing or proposed roads/path having following Right of Ways (ROWs), the Front Set back shall be left as under:—

Sl. No.	Proposed Right of Way	Front set back
(i)	24 metres	8.00 Metres
(ii)	18 Metres	8.00 Metres
(iii)	15 Metres	8.00 Metres
(iv)	12 Metres	5.00 Metres
(v)	9 Metres	4.00 Metres
(vi)	7 Metres	3.00 Metres

(ii) Maximum height of industrial shed shall be 15.00 metres on depending upon the nature of requirement of particular industry. In case of roof trusses, height of building should be adjusted/ relaxed accordingly.

(iii) Service area required for pharmaceutical units or such type of Industries under requirement of G.M.P. (Good Manufacturing Practice) shall not be included for calculation of F.A.R. provided it is only used for utilities and services but not in any case for production.

**18.5.4 Public & Semi-Public Zone**

**18.5.4.1** The General Regulation as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

**18.5.4.2** *Minimum area of plot.*— The minimum area/size of plot shall depend on the specific requirements, however it should not be less than 250m<sup>2</sup>.

**18.5.4.3** *Maximum Number of Storey.*— For public and semi public building maximum number of storey shall be 4+1 parking floor compulsory. The short fall in parking, if any, shall be met out in open space and on the set backs.

**18.5.4.4** *Maximum height of building.*— The maximum height of Public and Semi-Public buildings shall be 18.80 metres (including 2.50 metres maximum height of sloping roof and 2.30 metres height of compulsory parking floor).

**18.5.4.5** The maximum coverage, set backs and FAR shall be governed by following table:—

Sl. No.	Description	Maximum Coverage	Set back in Metres				Maximum FAR
			Front Side	Left Side	Right Side	Rear Side	
1	2	3	4	5	6	7	8
1.	Education Building	40%	8.00	2.50	2.50	2.50	2.00
2.	Police Station, Fire Station	40%	8.00	2.50	2.50	2.50	2.00
3.	Medical	40%	8.00	2.50	2.50	2.50	2.00
1	2.	3	4	5	6	7	8
4.	Community Hall	40%	8.00	2.50	2.50	2.50	2.00
5.	Library/Religious Building.	40%	8.00	2.50	2.50	2.50	2.00
6.	Govt. & Semi Govt. Office.	40%	8.00	2.50	2.50	2.50	2.00

**Notes:**

1. Upto 50% of open area shall be utilized for open parking and roads and the rest shall be land scaped.

2. Minimum width of path road abutting one side of plot shall be 5.00 meters. In case the plot is located on existing or proposed roads path having following right of Ways (ROWs), the Front Set back shall be left as under:—

Sl.No.	Proposed Right of Way	Front set back
(i)	24 Metres	8.00 Metres
(ii)	18 Metres	8.00 Metres
(iii)	15 Metres	8.00 Metres
(iv)	12 Metres	5.00 Metres
(v)	9 Metres	4.00 Metres
(vi)	7 Metres	3.00 Metres

3. In case of petrol/diesel filling stations, the layout plan/norms prescribed for set backs etc. by the oil companies like, Indian Oil Corporation (I.O.C) etc. shall be adopted. However, on the National Highway and the State Highways the front set backs shall be kept 8.00 metres. If the rear and sides set backs are not mentioned on the layout plan (I.O.C) then the sides and rear set backs shall be kept as minimum 2.00 metres.

4. In the case of godowns for Liquefied Petroleum Gas (LPG), the norms as prescribed by the Oil and Natural Gas Commission (ONGC) shall be adopted. However, on the National Highway and State Highways the front set backs shall be kept as 8.00 m and 5.00 metres respectively. If the rear and sides set backs are not mentioned on the layout plan of I.O.C then the sides and rear set backs shall be kept as minimum 2.00 metres.

5. The set back shall not be applicable to services like Electric Sub-Stations, road side infrastructure facilities such as rain shelters, land scaping, auto services etc. which have specially been permitted by the H. P. Public Works Department (Building and Roads) in the acquired width of roads.

6. In case of existing Institutional buildings ,the Government/Semi-Government office buildings in zones other than this zone the permission on special grounds may be given by the Director to construct such institutional buildings according to the requirements and regulations of that particular zone.

7. Every plot should have minimum vehicular access of 5.00 metres.

**18.5.5. *Parking and Open Spaces Zone :***

**18.5.5.1** The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

**18.5.5.2** In case of construction of any building incidental to Parks and Open Spaces use such as stadium, sports room etc, the regulations as applicable to the Public and Semi Public Zone as envisaged under regulation 18.5.4 shall also be applicable to this zone.

**18.5.6 *Traffic & Transportation Zone :***

**18.5.6.1** The General Regulations as laid down under regulations 18.3 shall be kept in view while permitting any development in this zone.

**18.5.6.2** In case of construction of any building incidental to Traffic & Transportation use, such as convenient shopping, hotel, ware housing, waiting hall etc. the regulations as applicable to Commercial Zone shall also be applicable to this zone as envisaged under regulation 18.5.2.

**18.5.7. *Agriculture Zone :***

**18.5.7.1** The General Regulations as laid down under regulation 19.3 shall be kept in view while permitting any development in this zone.

**18.5.7.2** A person who, owns 2 Bighas of agricultural land, (however this condition shall not apply in family sub-division of land) inherited or his successor and intends to construct a Farm House for agricultural purposes shall make a simple application to the Director for seeking permission and it shall be allowed subject to following conditions:—

**The Farm House shall be .—**

- (i) Comprised of covered area not exceeding 200 M<sup>2</sup>.
- (ii) Shall not be having more than two storeys building including basement, attic and mezzanine floor.
- (iii) Shall provide minimum 2.00 m set backs on all sides.

- (iv) Shall not be put to any other use.
- (v) For the purpose of this regulation the expression "Farm House" shall include a Cattle Shed.

**18.5.7.3** Though no construction other than Farm House and Cow sheds etc. should be allowed in this zone, however, uses incidental to agricultural use such as piggery, poultry farming, quarrying, mining, bee-keeping, godowns, limekilns, brick kilns, servicing and repair of farm machinery, cold storage, bus stand, parking, transit visitor's camps etc. shall be allowed. In case of any other construction purely incidental to Agricultural use, if bound to come and to be allowed in this zone, in that case, the regulations as applicable to Residential Zone under regulation 19.5.1 should be made applicable.

**18.5.7.4 Forest Zone.**— No development shall be permitted in this Zone. In case Government/Semi-Government or any other organization intends to provide any use incidental to Forest Use in this Zone, the same shall be got approved under provisions of the Forest Conservation Act, 1980.

**18.6. Abadi Deh.**—Unless otherwise specified under all the above regulations no such planning permission shall be required for village "Abadi Deh" as defined in the Revenue records. Construction in Abadi Deh area shall continue to be covered/governed as per existing village conventions. Change of landuse for development in this zone, other than a Farm House, can be permitted only in exceptional case subject to following conditions:—

(a) A simple application shall be submitted to the Director for construction of two storeys structures with 2.00 Metres set backs on all sides for self employment activities e.g. shop, atta chakki, poultry farm, dairy, godowns for food, seeds, fertilizers, agricultural equipment's/instruments and services industries and small scale industry promoting agriculture. The application shall contain the following description:—

- (i) Name and Father's name of the applicant alongwith correspondence and permanent address.
- (ii) Description of land and activity proposed.
- (iii) A location/site plan describing the exact location of the site (with or without scale).
- (iv) Line plan of the proposed construction (1:100).

However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is

not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

**18.7 Note.**— The Hamirpur is an old town and is being governed by the Rules/ Regulations/Bye-Laws as framed by the Nagar Parishad Hamirpur. Therefore, all its schemes/layouts and permissions granted before coming into force of this Development Plan shall have to be honoured and need not to be got sanctioned from the Director. However, after coming into force of this Development Plan, prior approval of the Director shall be mandatory and binding to all concerned including Nagar Parishad, and all other Gram Panchayats falling within the Planning Area.